

CONSTRUCTION DRAWINGS FOR: SOMERSET PARK

Rockwall, Texas

Sitework / Planting



Landscape Architects • Planners
1306 May Street, Suite 200
Fort Worth, Texas 76104
(817) 870-9848
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
SOMERSET PARK

ARCADIA REALTY
ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

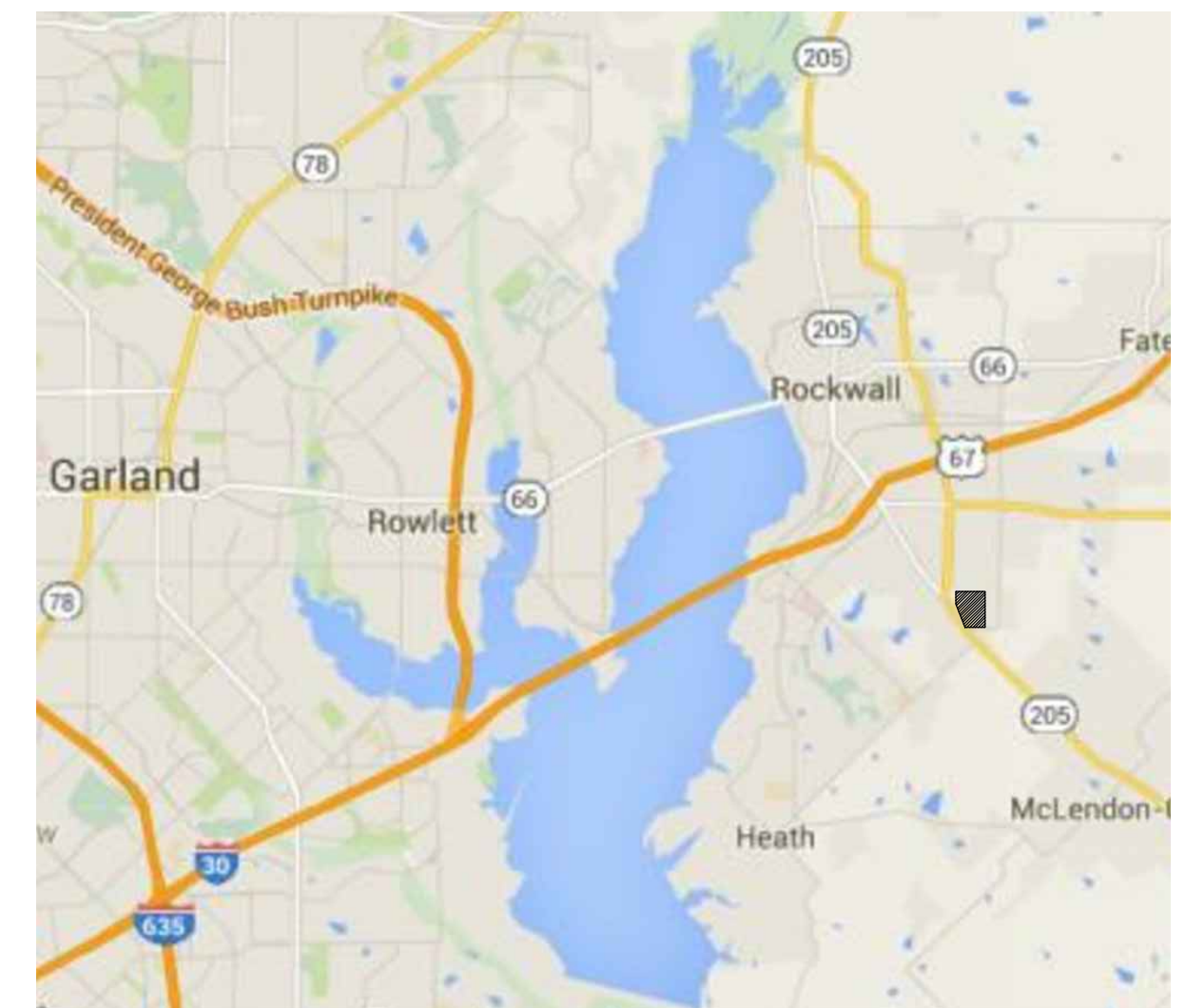
Date Issued:
AUGUST 12, 2016

Revisions:
 ▲ 2016-11-08 Sign Revision
 ▲ 2016-11-22 Overall Tree Planting Plan

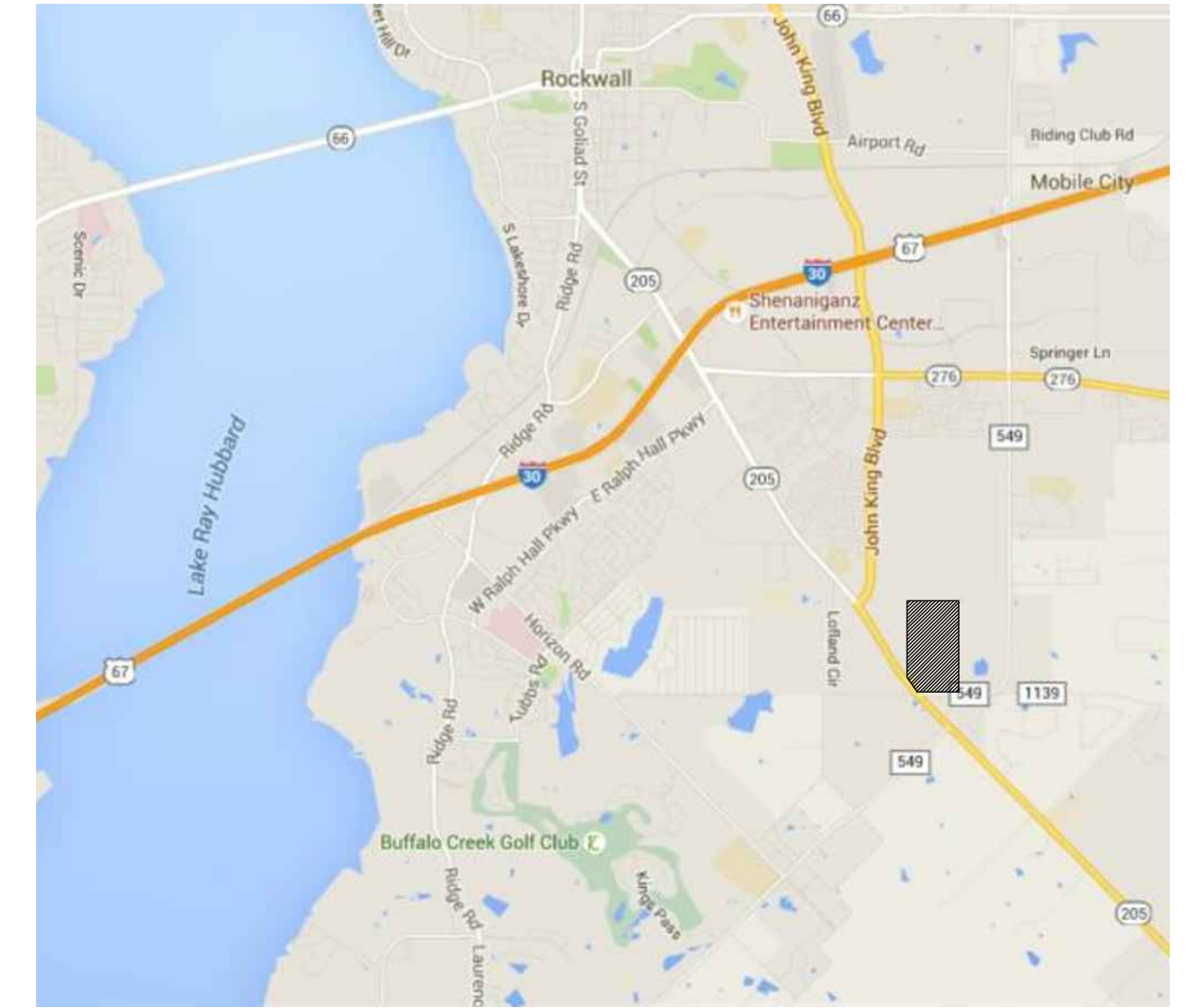
Sheet Title:
COVER SHEET

Sheet Number:
LC 1.00

VICINITY MAP



LOCATION MAP



A PROJECT BY

OWNER:
Arcadia Realty

CONTACT: Christopher Orr
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Ave., Suite 1165
Dallas, Texas 75219
O: 214.986.5024

LANDSCAPE ARCHITECT:
TBG PARTNERS

CONTACT: Jonathan Dunbar
1306 May Street, Suite 200
Fort Worth, Texas 76104
O: 817/870-9848

IRRIGATION DESIGNER:
IRRITECH CORP.

CONTACT: Casey Morris
12650 Schroeder Road
Dallas, Texas 75243
O: 972.231.5153

CIVIL ENGINEER:
Teague Nail & Perkins

CONTACT: Scott Wilhelm, P.E.
5237 N. Riverside Drive, Suite 100
Fort Worth, TX 76137
O: 817.336.5773

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Planting

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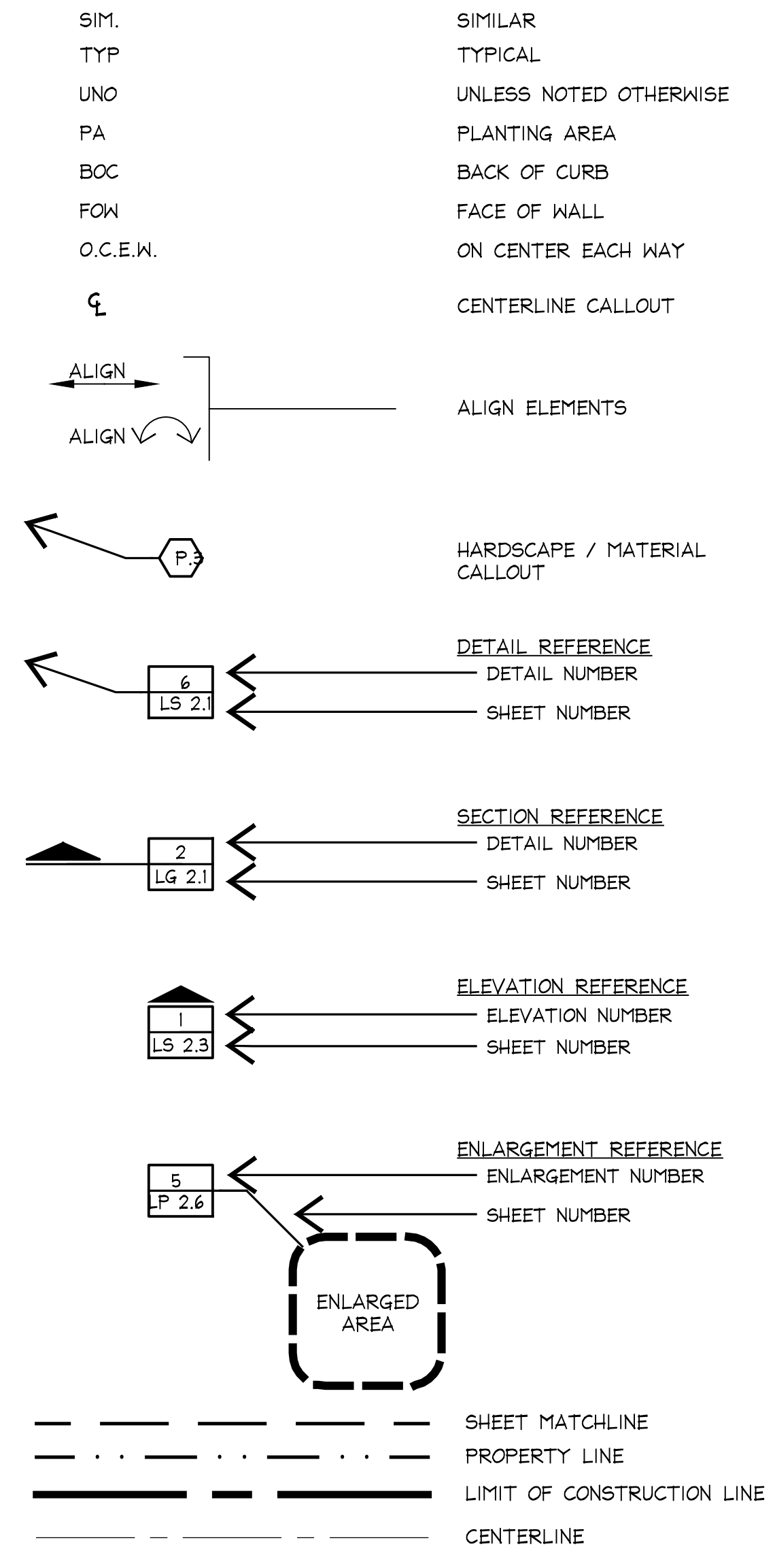
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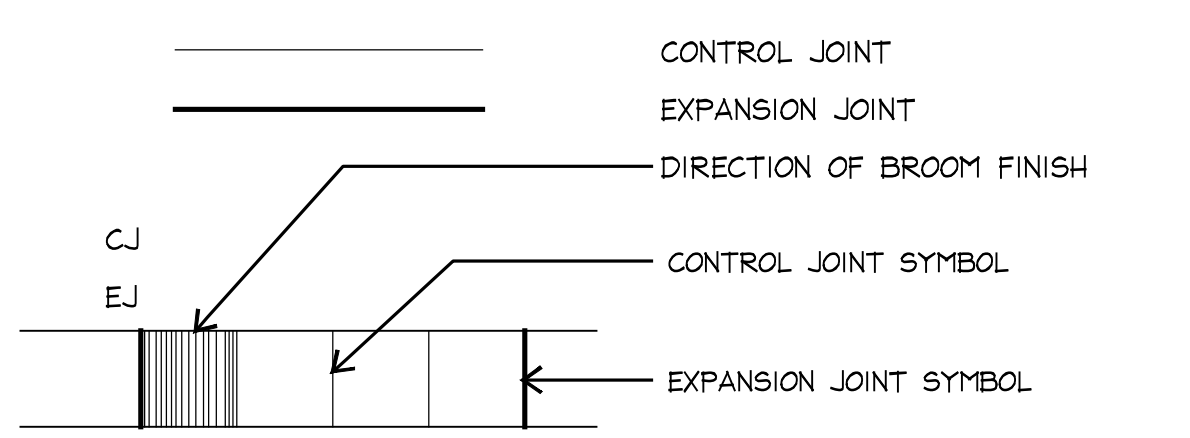
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NOTES, LEGEND & MATERIAL SCHEDULE

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LC 1.01

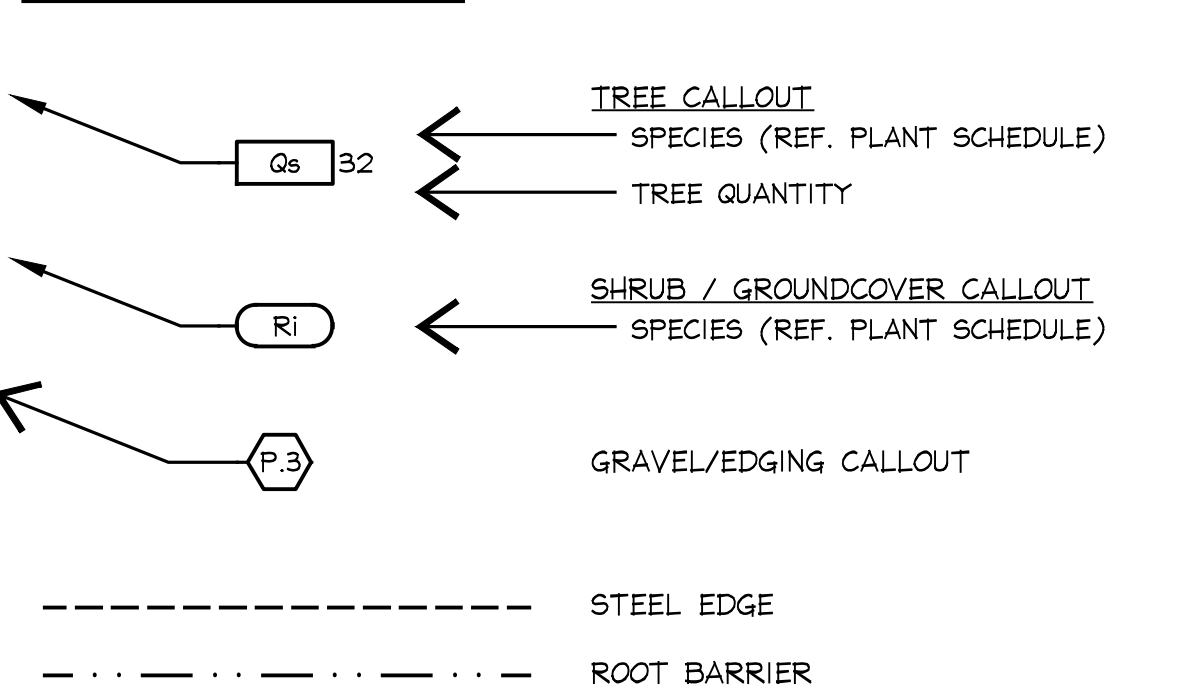
GENERAL LEGEND



SITework LEGEND



PLANTING LEGEND



GENERAL SITEWORK NOTES:

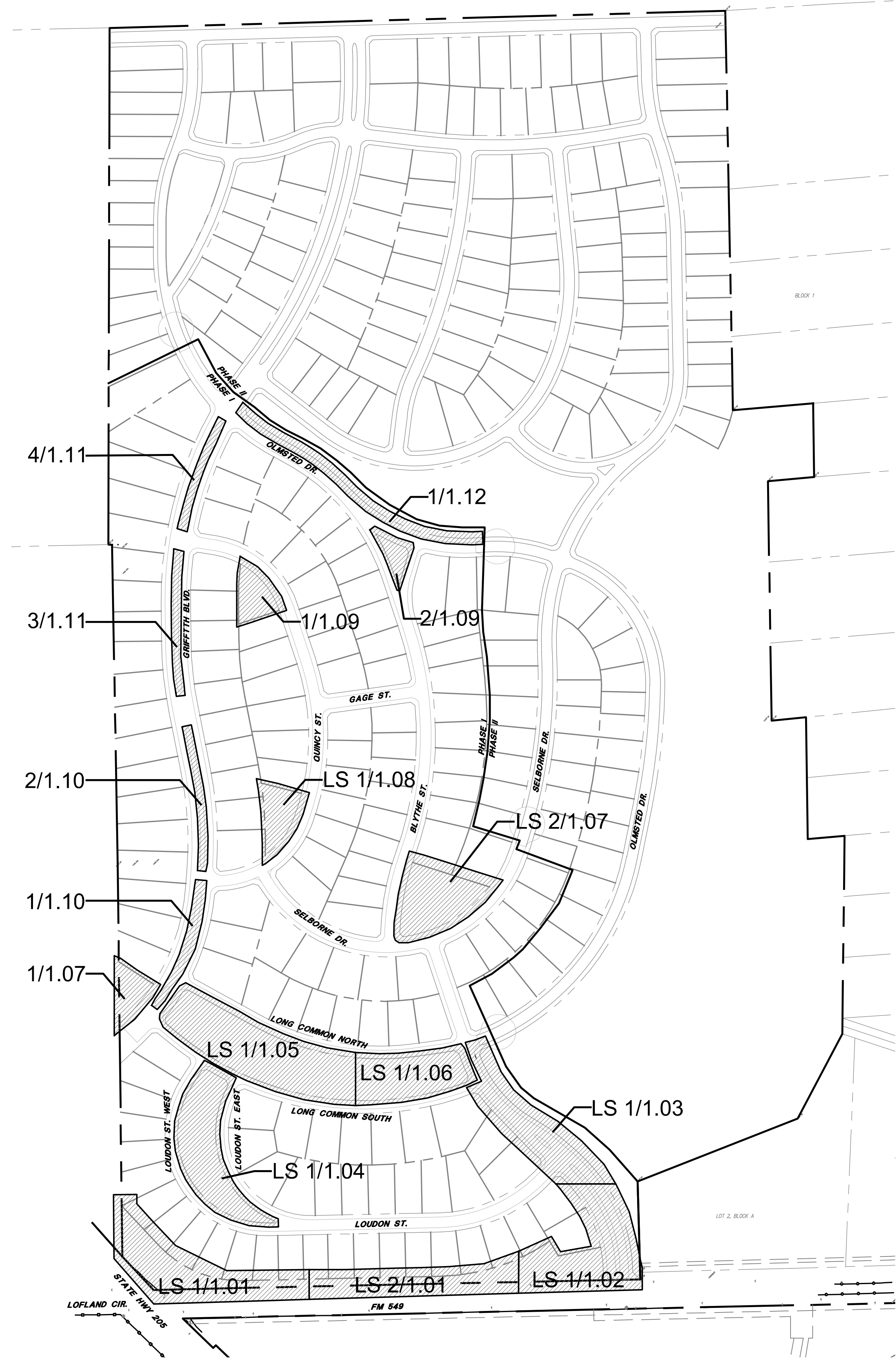
- THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY OF ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.
- ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING IRRIGATION AND LANDSCAPE ON SITE FROM ANY DAMAGE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND THE EXPENSE OF THE CONTRACTOR.
- ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK BID. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER IN THE FORM OF A CHANGE ORDER.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
- ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (TOOL, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY. REMOVE ALL EXCESSIVE DIRT BUILD UP ON HAUL ROUTE AS REQUIRED DAILY AND BY NOON EVERY FRIDAY.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAP, BRICK PIECES, MORTAR AND LITTER, ETC. AND REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS, ETC., CAUSED BY CONSTRUCTION.
- PROVIDE EXPANSION AND/OR ISOLATION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS, OR WHERE CONCRETE ABUTS UTILITY VAULTS OR BOXES.

LAYOUT NOTES:

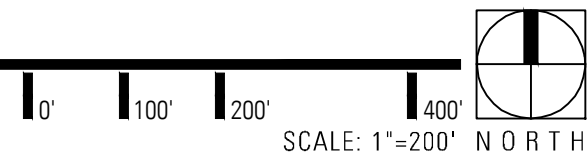
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- ALL DIMENSIONS MUST BE VERIFIED ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO WALL, CURB, P.O.B., OR CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS AT CURB ARE FROM BACK OF CURB.
- VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND CIVIL DEVICES. COORDINATE CONSTRUCTION, DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. CONFIRM LOCATIONS WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH IN.
- REFERENCE CIVIL DRAWINGS FOR LAYOUT, GRADES, DETAILS OF VEHICULAR DRIVES, ROADS, PARKING AND ALL CURBS (UNLESS NOTED OTHERWISE).
- THE SITE BASE INFORMATION & ROADWAY LAYOUT ARE FROM COMPUTER BASE DATA SUPPLIED BY JONES & CARTER.

MATERIALS SCHEDULE					
	DESCRIPTION	COLOR	FINISH	CONTACT	REMARKS
CONCRETE					
(C.1)	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM		
EDGING					
(E.1)	3/4" X 4" STEEL EDGING	BLACK	POWDERCOAT	COMPANY: J.D. RUSSELL CONTACT: 270.826.7008	OR APPROVED EQUAL
LIGHTING					
(L.1)	MONUMENT SIGN LIGHT BY BK LIGHTING YOSEMITE SERIES HP2 METAL HALIDE (T6) W/CS CUT OFF	NATURAL	NATURAL	COMPANY: ARCHITECTURAL LIGHTING ASSOCIATES CONTACT: BILL GALVIN PHONE: 214.658.9000	REF. MEP FOR POWER REQ. INSTALL PER SPEC'S, DETAIL AND MAN. RECOMMENDATIONS. LOCATE PER SITE LAYOUT
STONE					
(S.1)	LEUDERS LIMESTONE QUARRY BLOCK 12" THK X 3'-0" X 4'-0" - 8'-0" RANGE AND 24" THK X 3'-0" X 4'-0" - 8'-0" RANGE	NATURAL	NATURAL	COMPANY: MEZGER ENTREPRISES CONTACT: CLINT HART: 214.998.1067	REF. 1/LS 3.01

Z:\Tlog\Lakes of Somerset - P (013615)\Lakes of Somerset (015076)\04 CD\Sheets\01-LC\015076-LC1-00.dwg



1 OVERALL KEYMAP
PLAN



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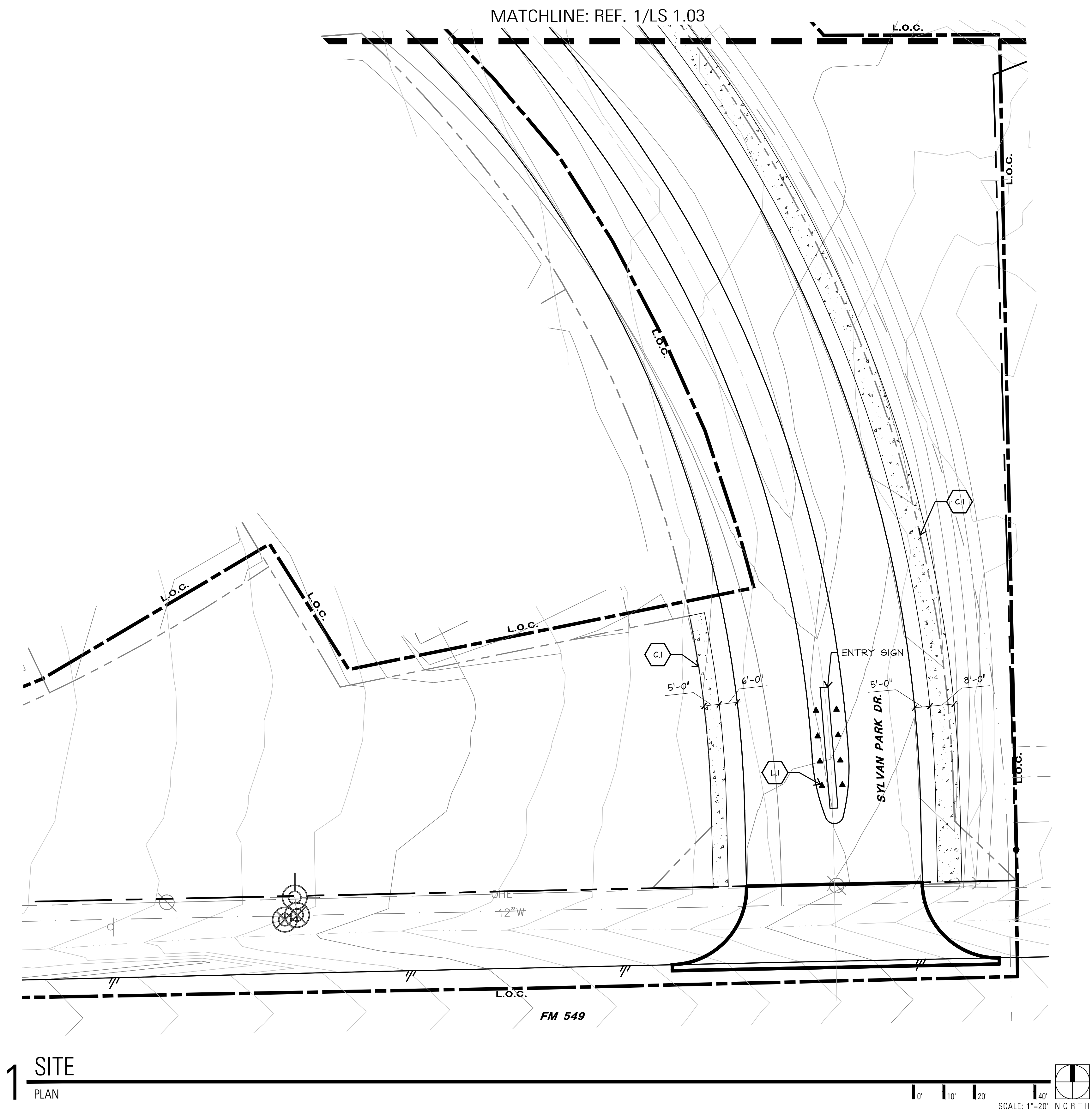
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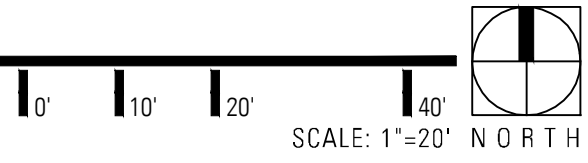
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**OVERALL
KEYMAP**

Sheet Number:
LC 1.02

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1 SITE
PLAN



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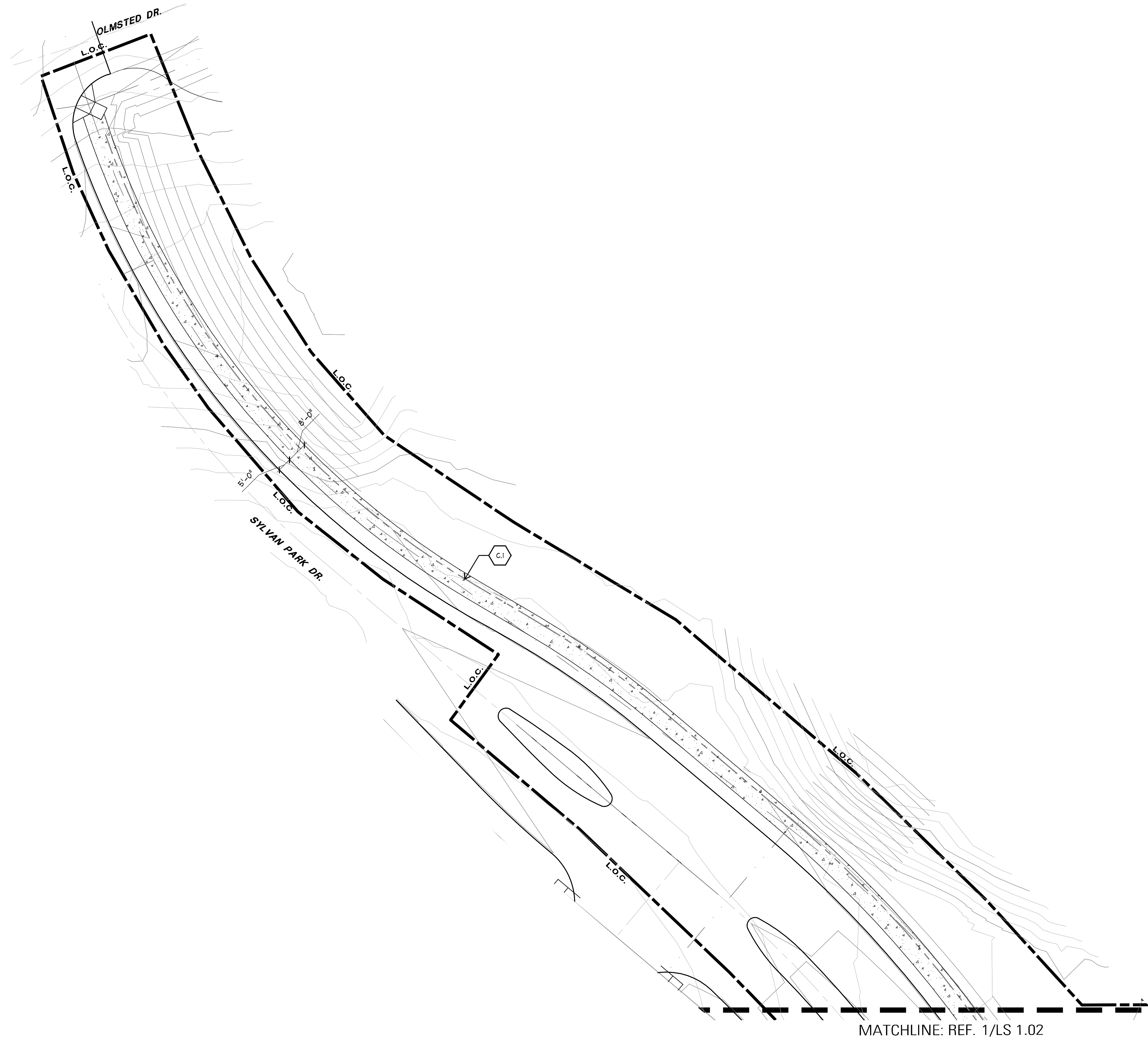
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1 SITE
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MATCHLINE: REF. 1/LS 1.02



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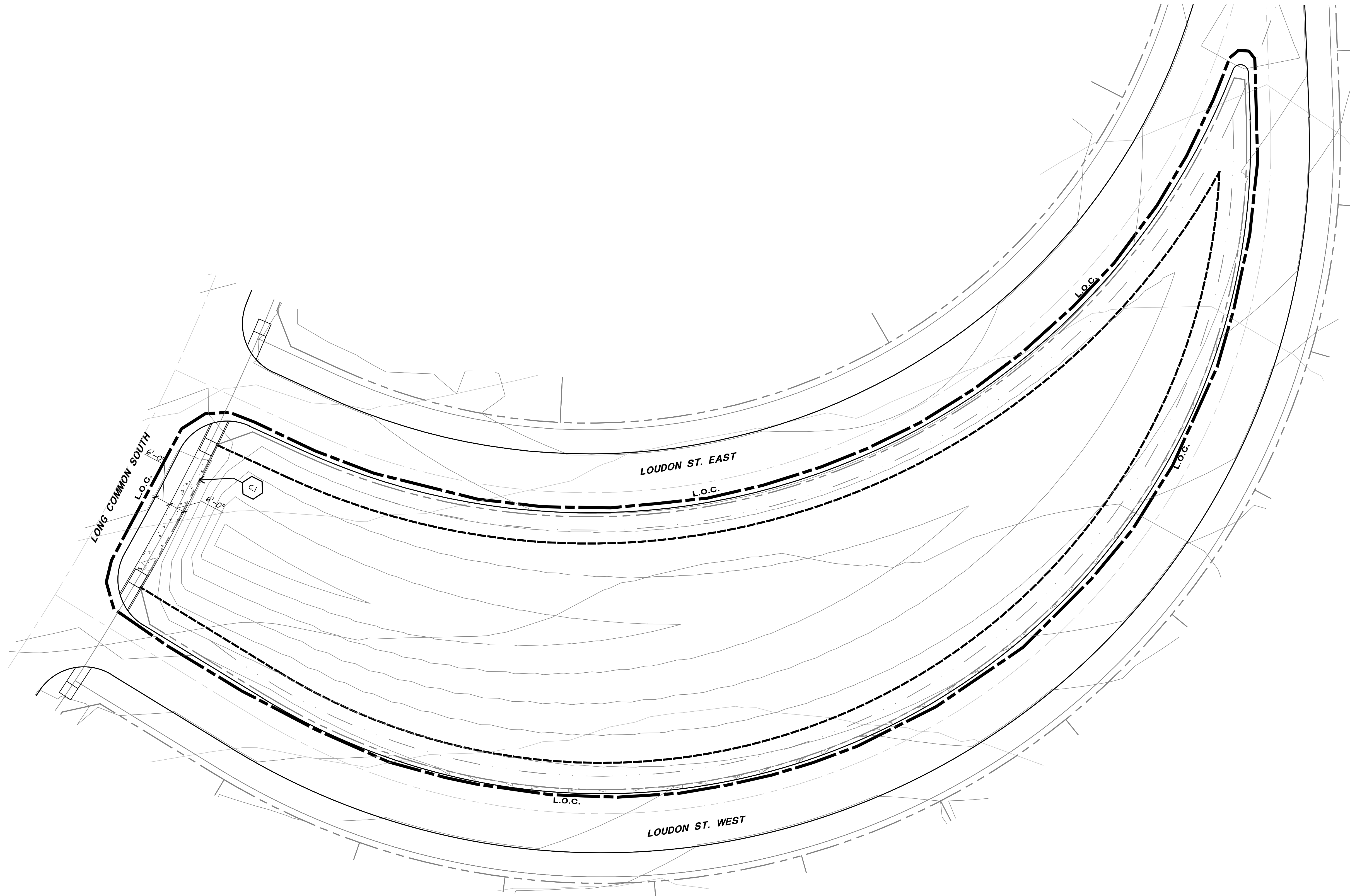
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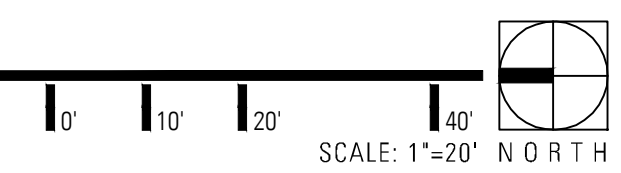
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1 SITE
PLAN



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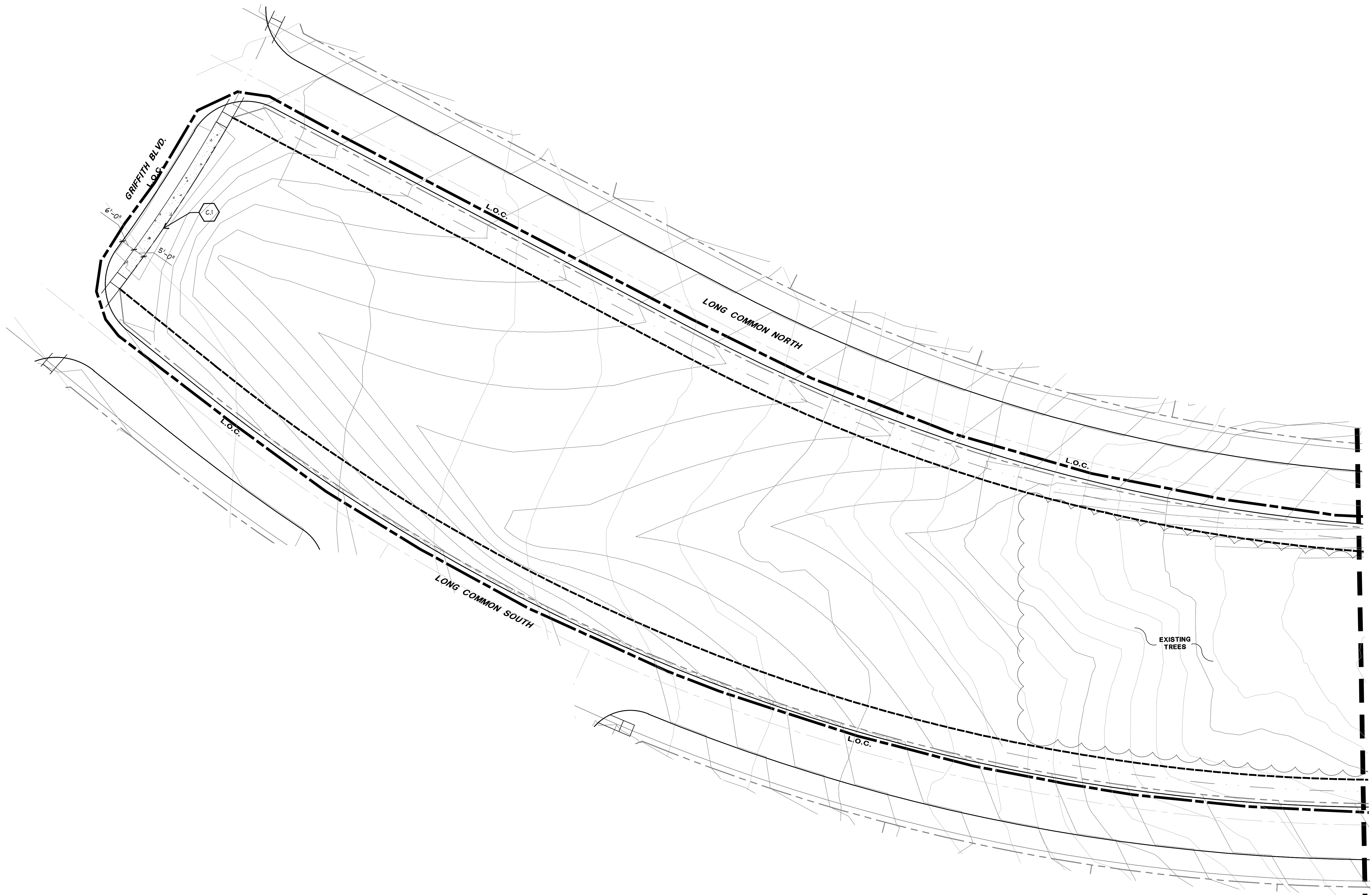
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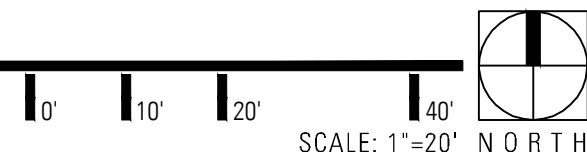
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1 SITE PLAN



MATCHLINE: REF. 1/LS 1.06



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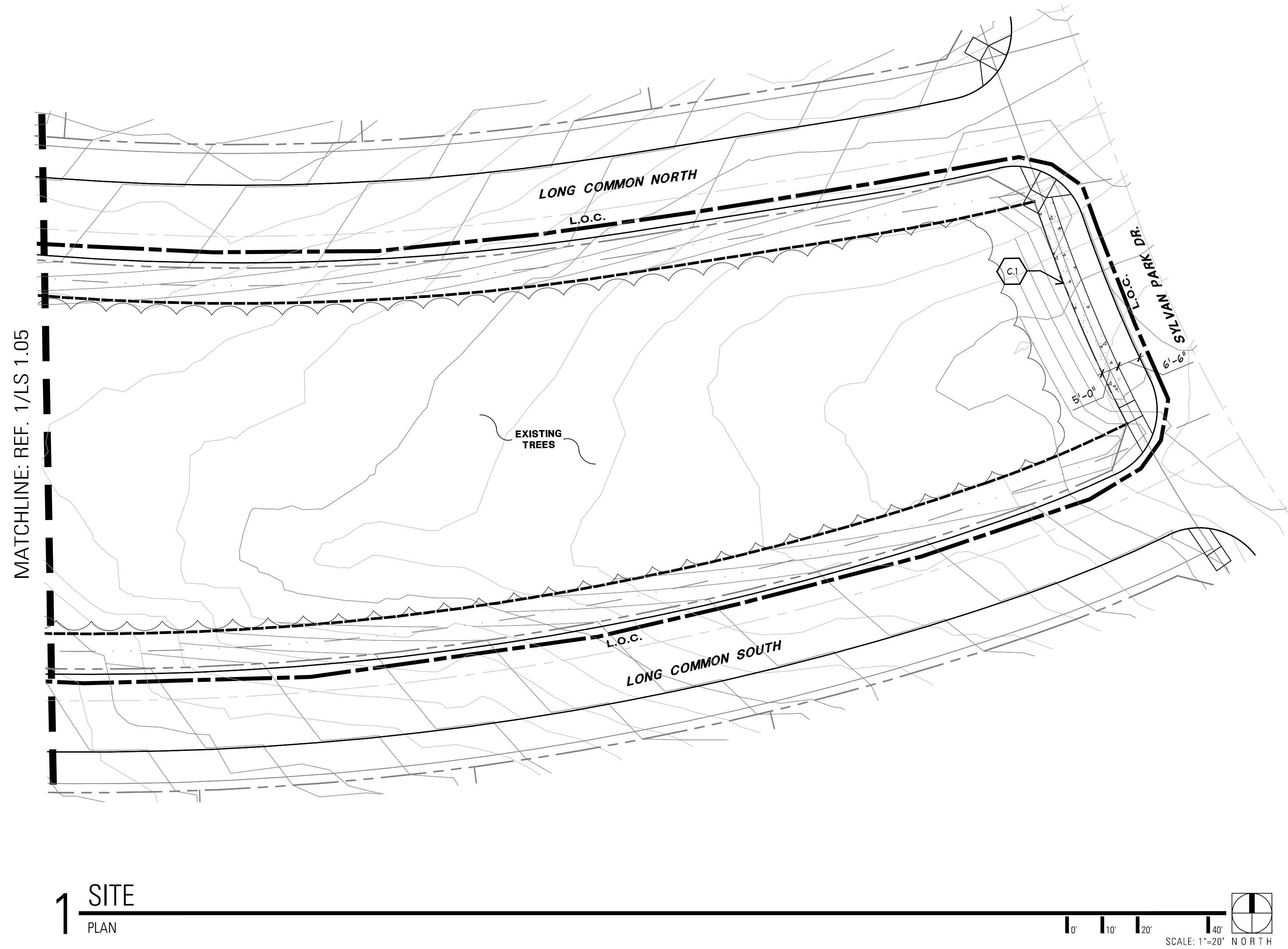
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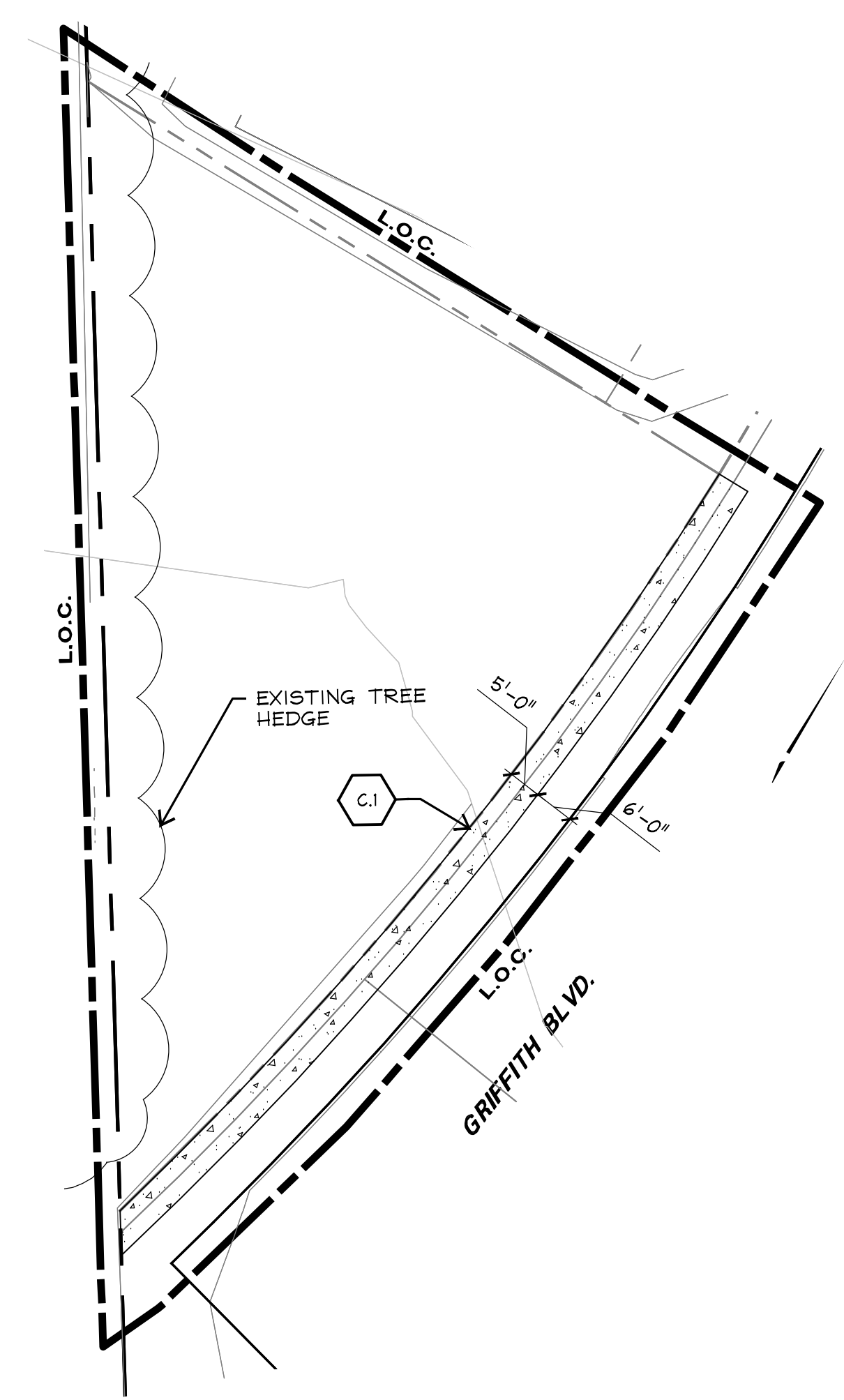
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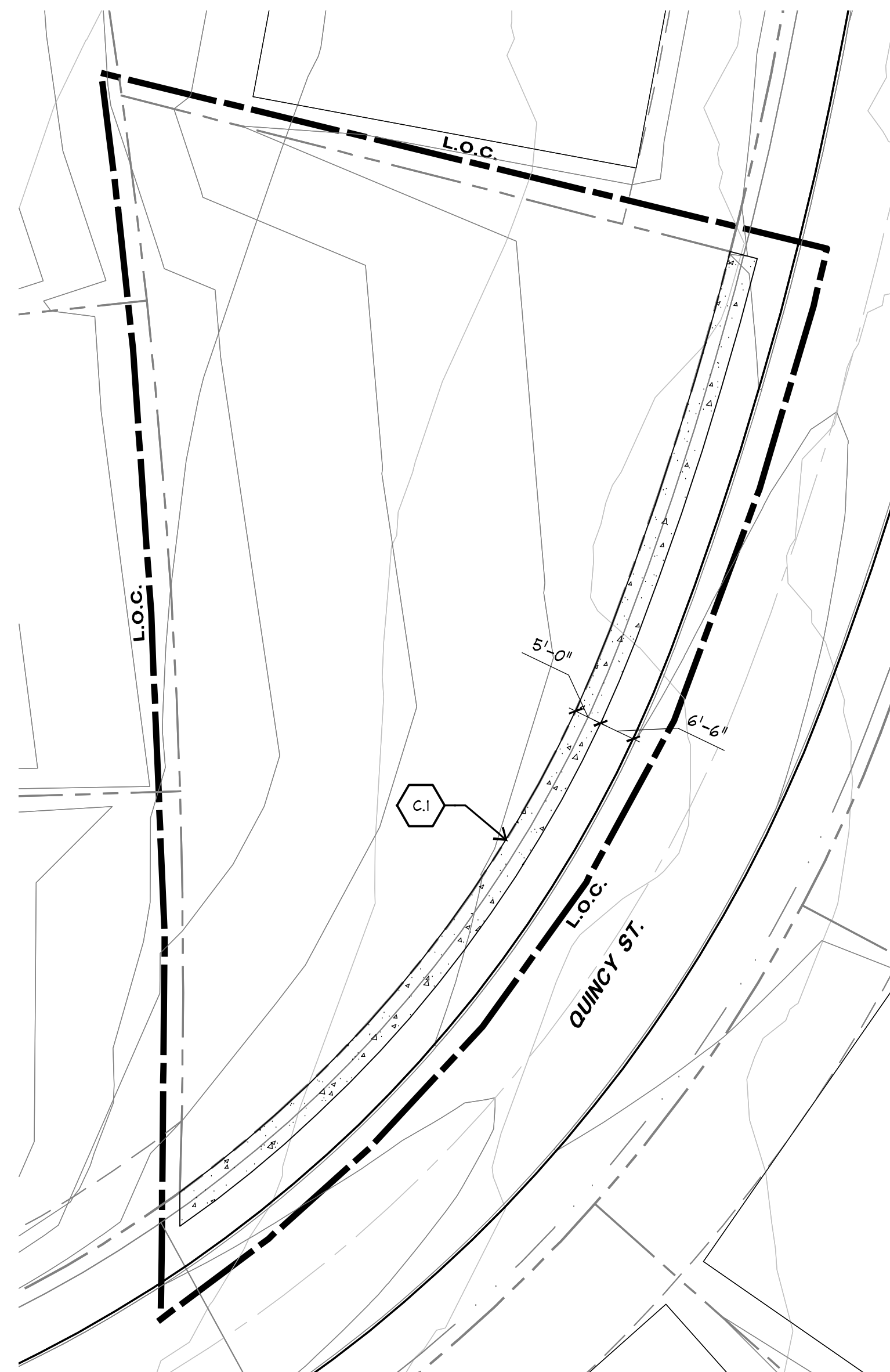


2 SITE
 PLAN
 SCALE: 1"=20' NORTH



1 SITE
 PLAN
 SCALE: 1"=20' NORTH

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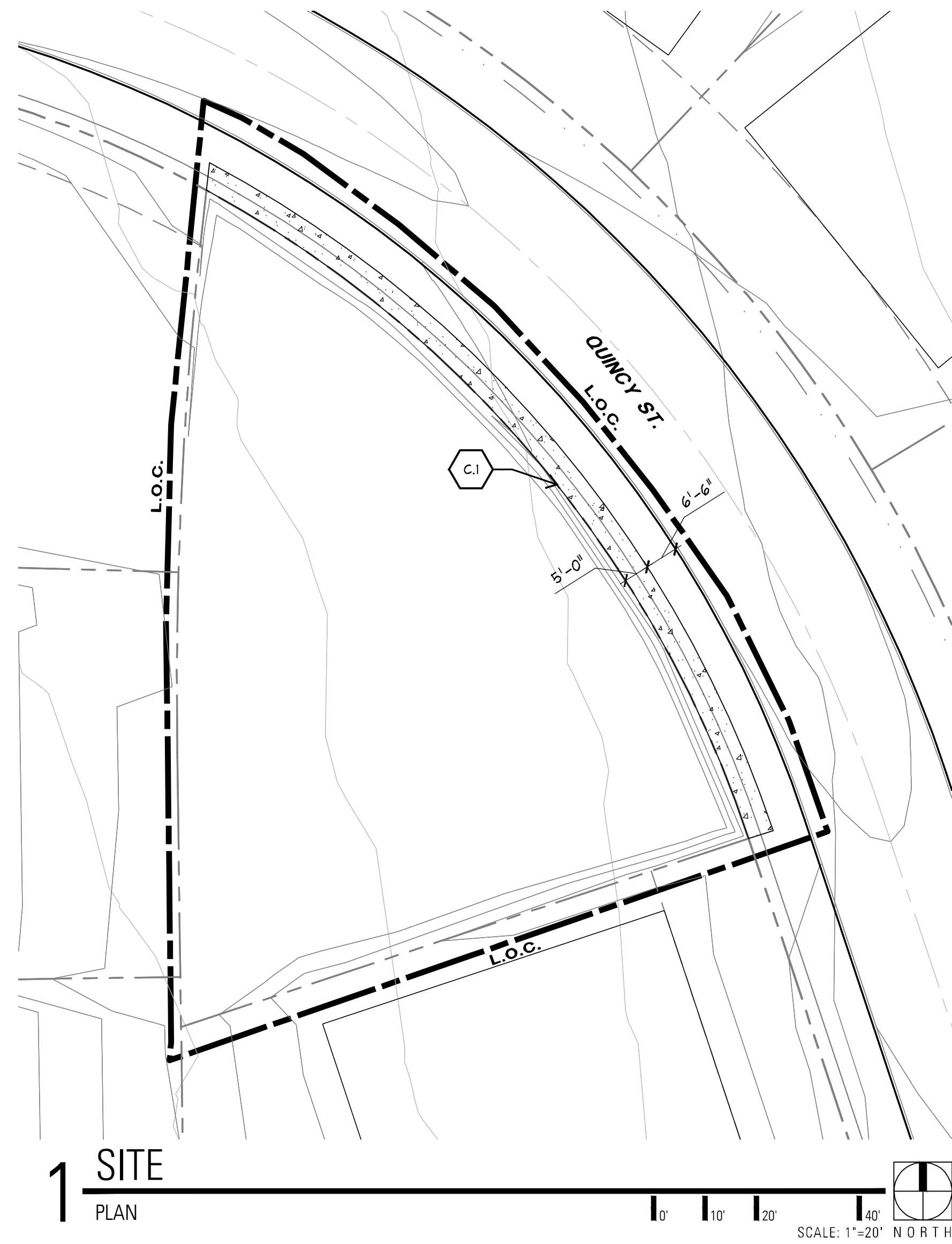
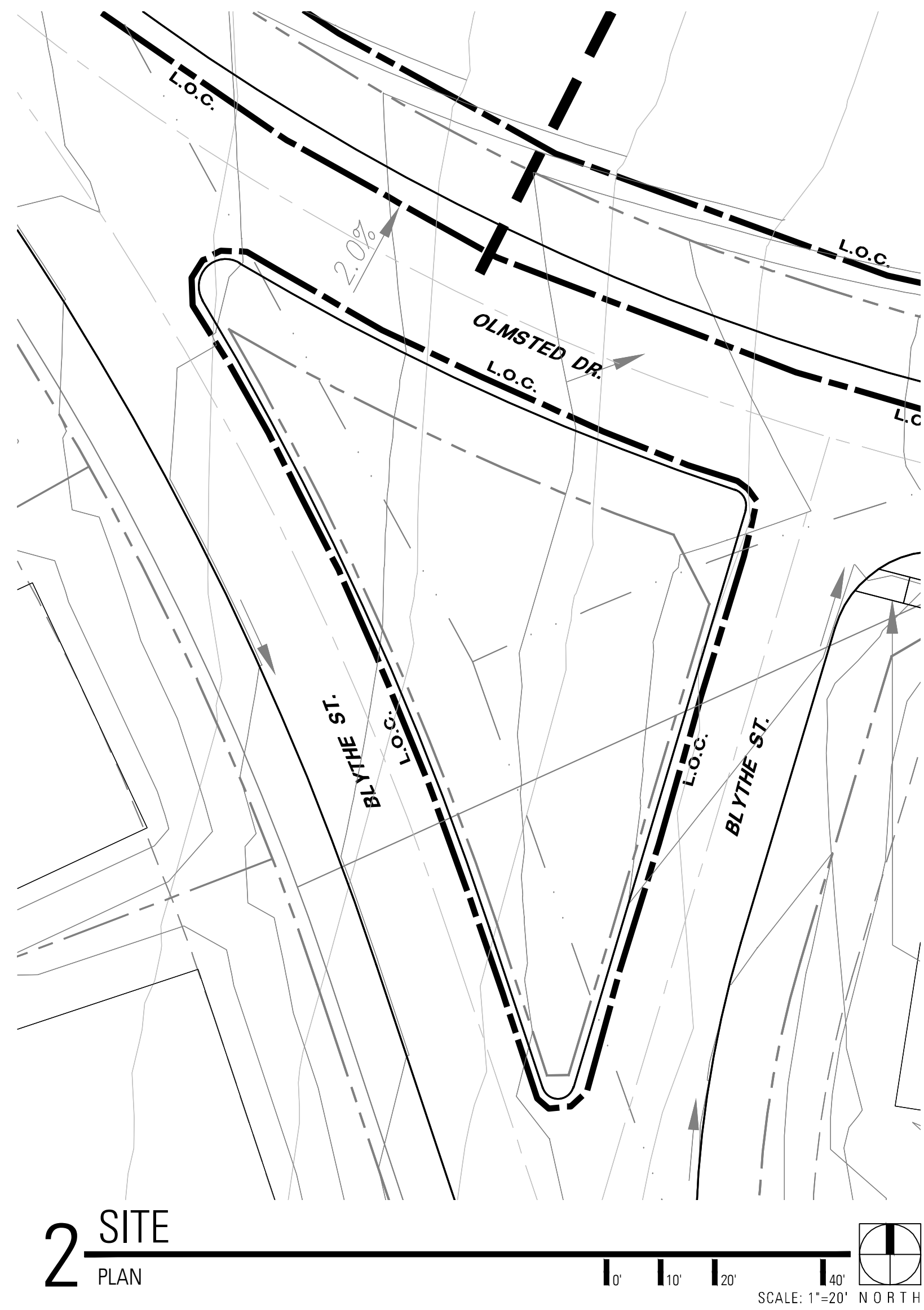
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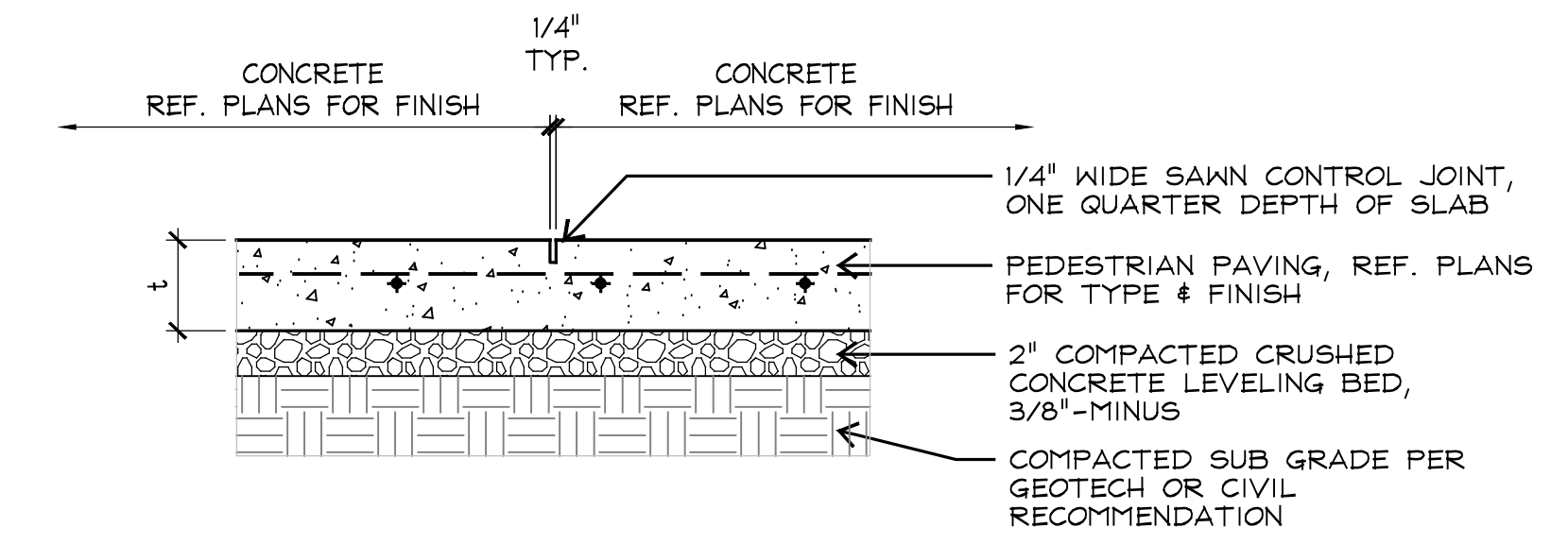
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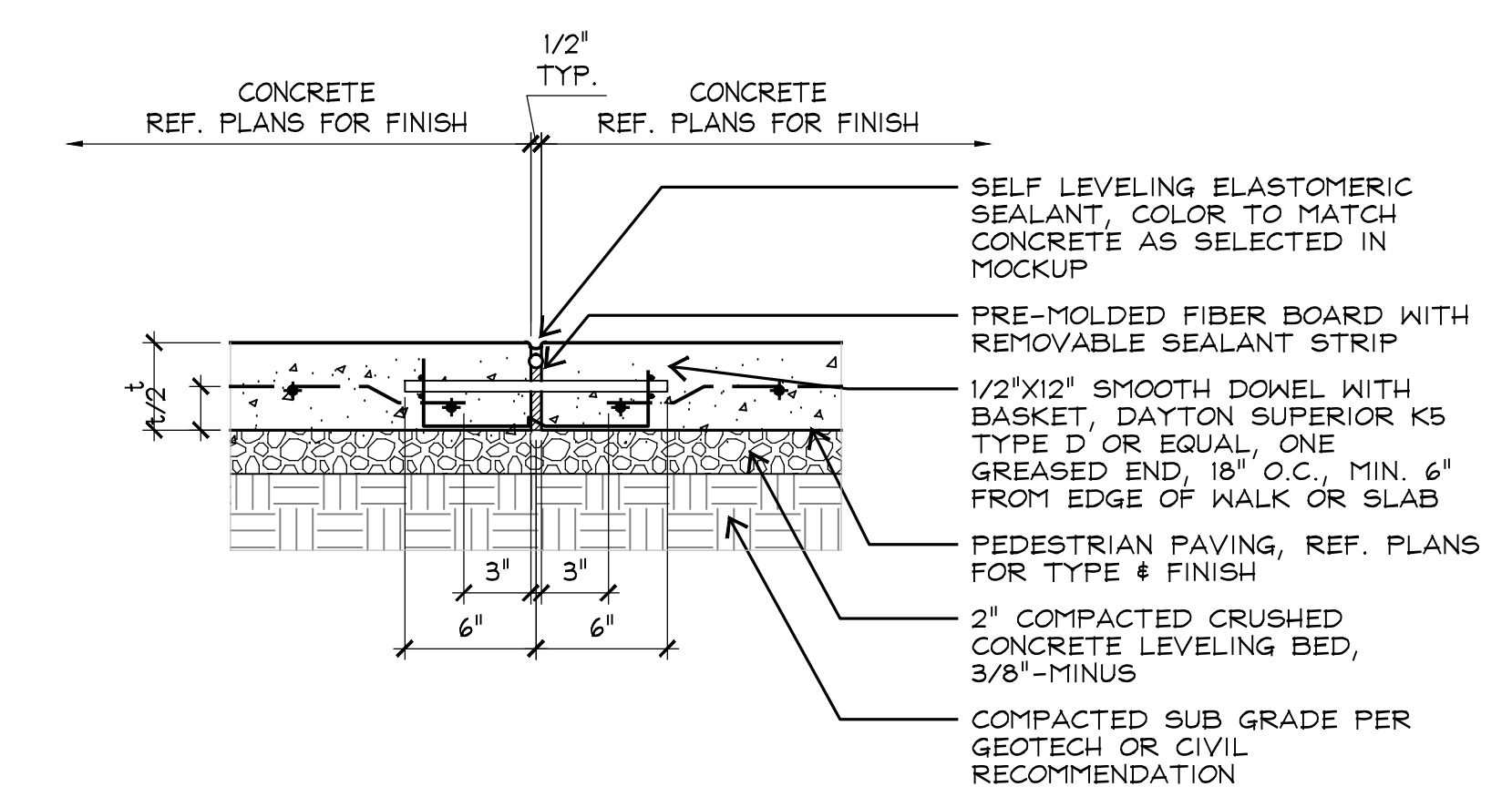
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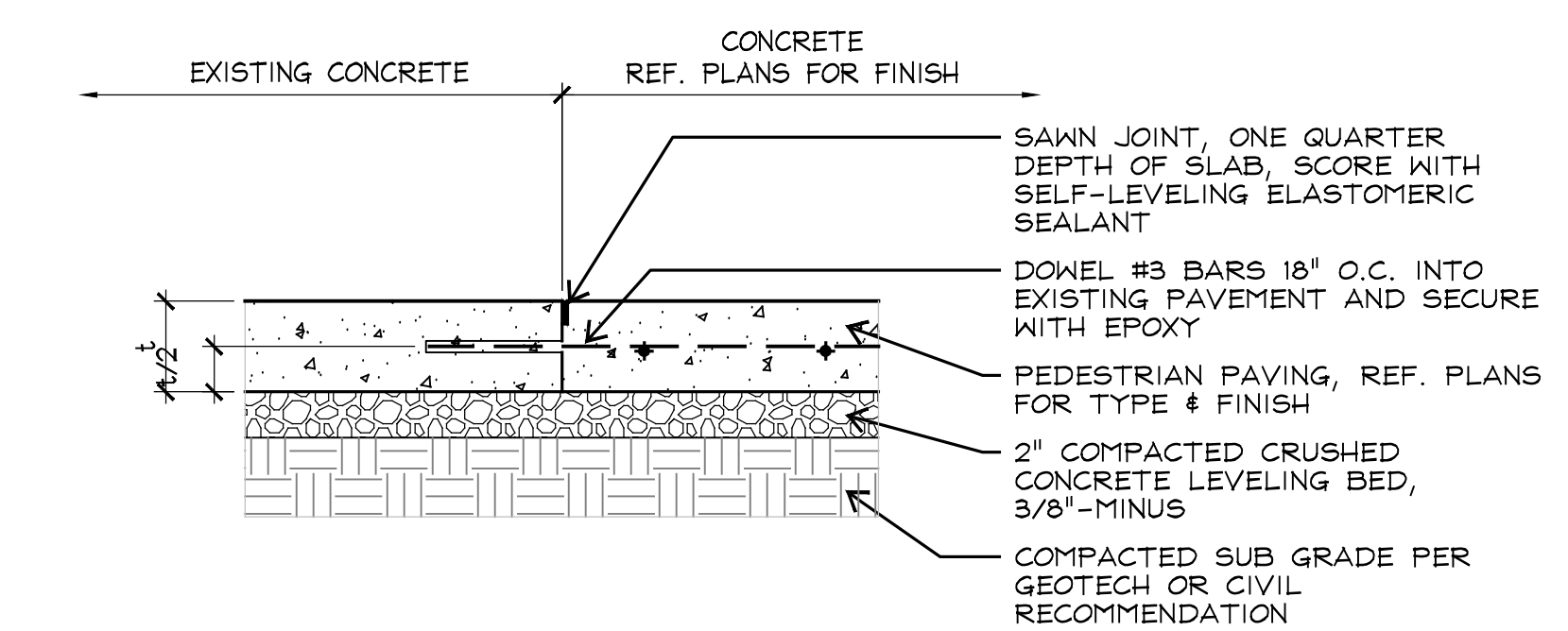
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LS 2.01



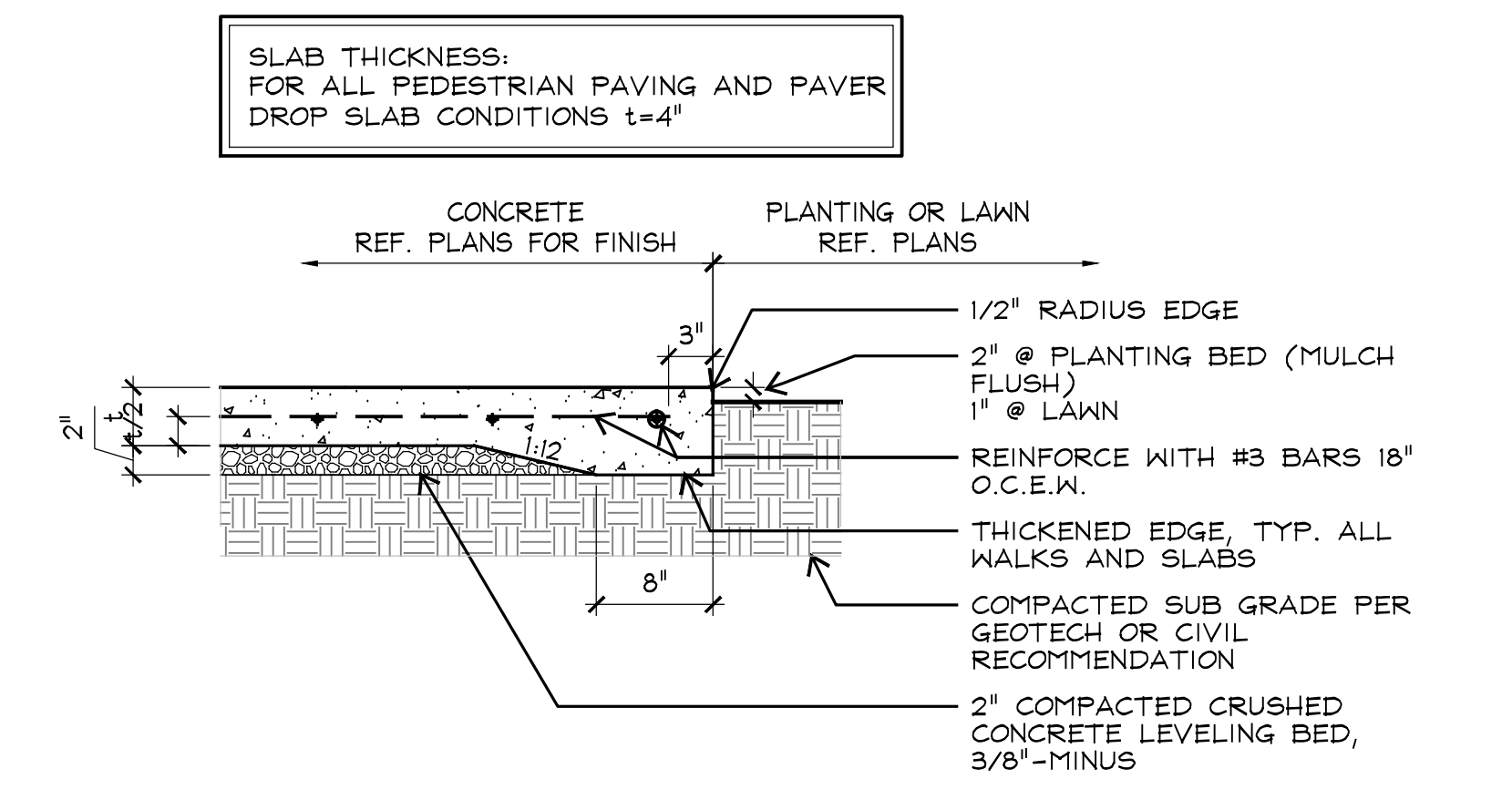
4 CONTROL JOINT
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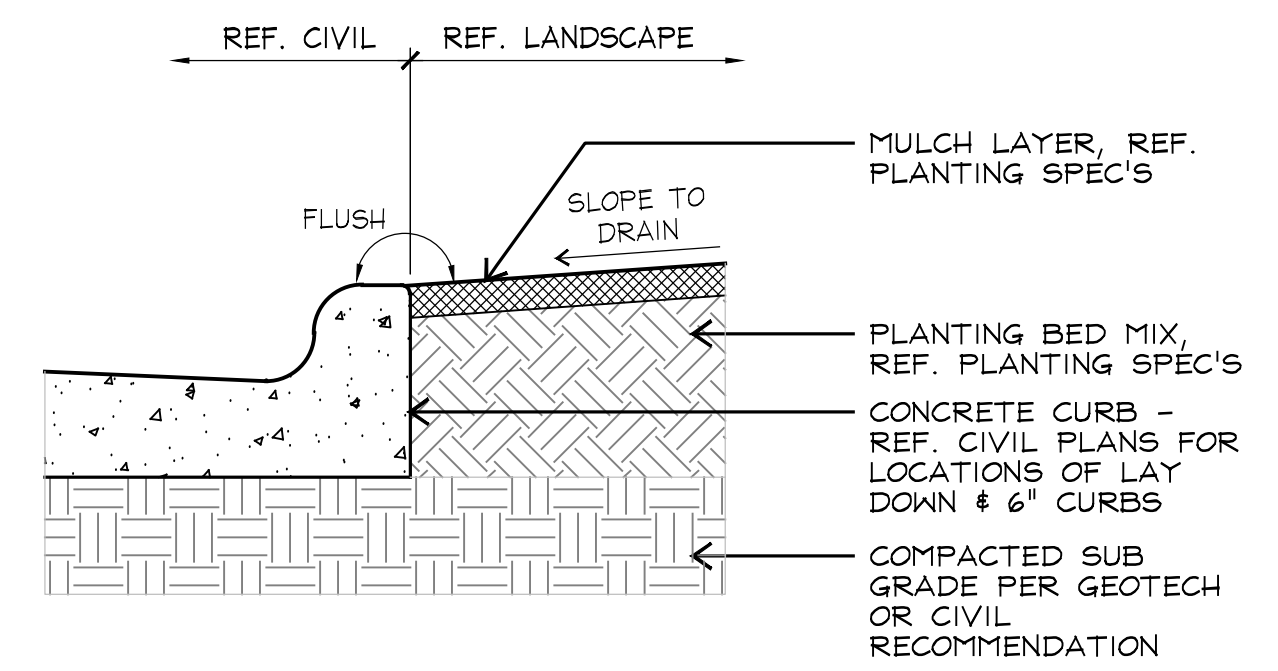
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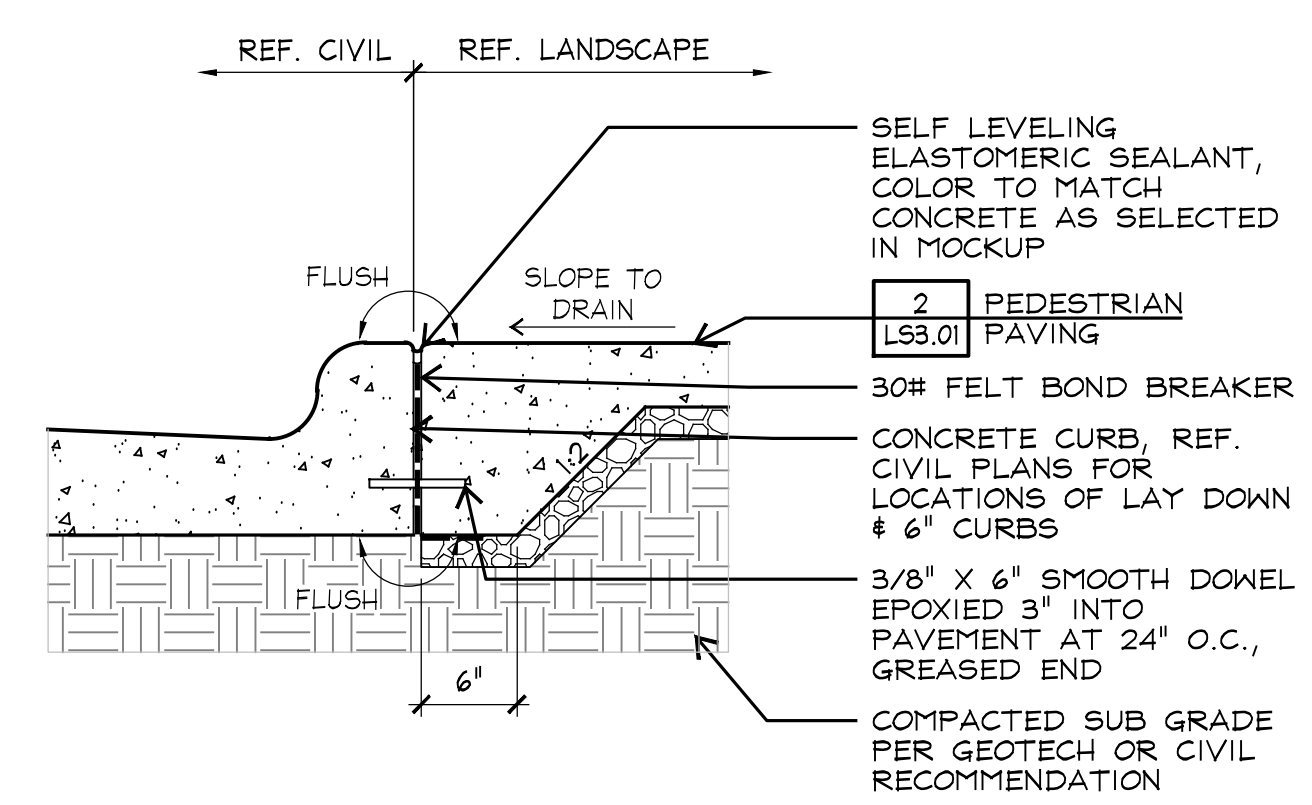
2 COLD JOINT
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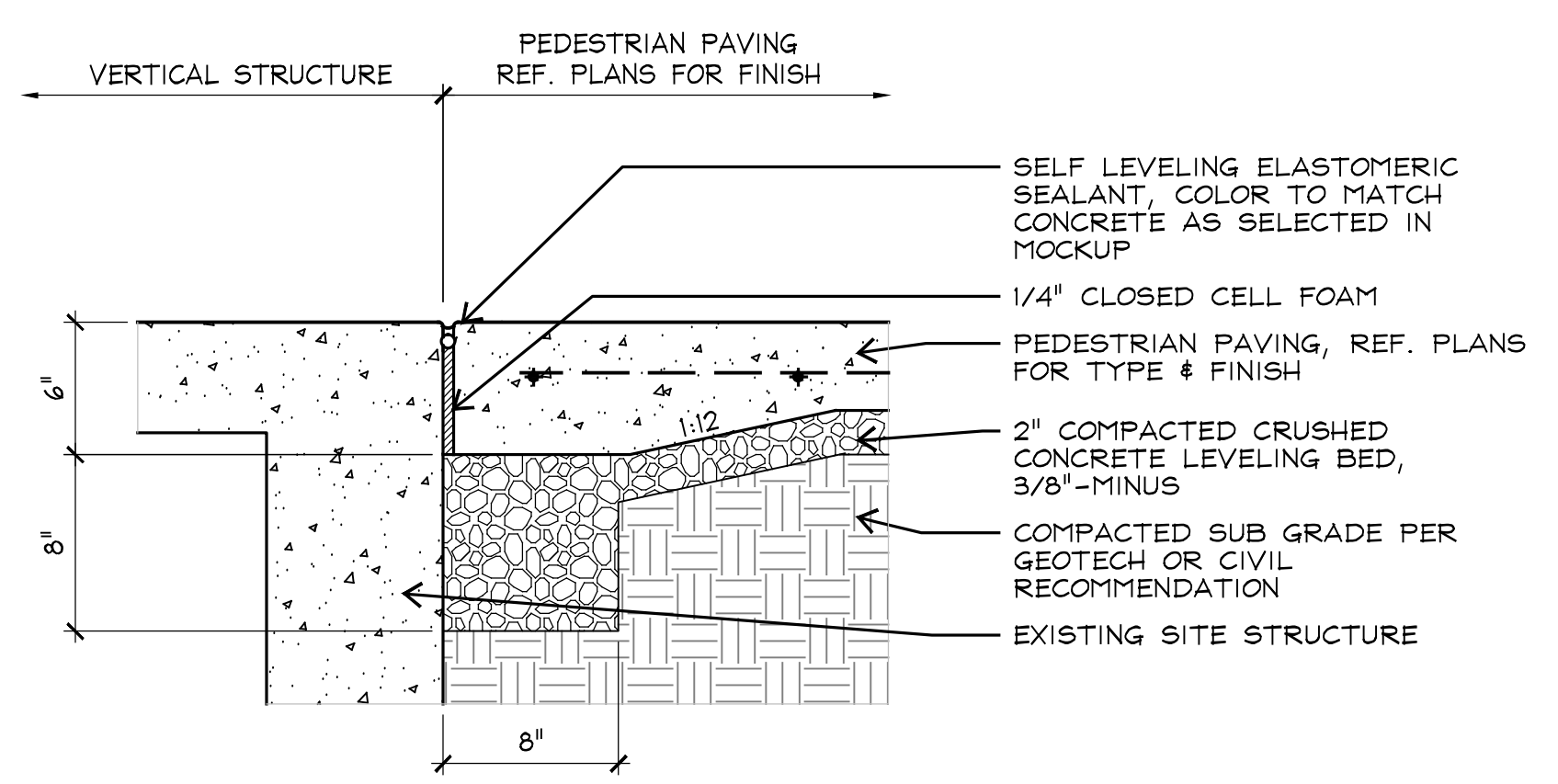
1 CONCRETE WALK OR SLAB
 SECTION SCALE: 1"=1'-0"



7 PLANTING AT BACK OF CURB
 SECTION SCALE: 1"=1'-0"



6 CONCRETE AT BACK OF CURB
 SECTION SCALE: 1"=1'-0"



5 ISOLATION JOINT
 SECTION SCALE: 1-1/2"=1'-0"

Z:\Tbg\Lakers of Somerset - P (D13615)\Lakers of Somerset (D13615)\Lakers of Somerset (D13615)\03-LS (D13615)\LS2-01.dwg



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ARCADIA REALTY
 ROCKWALL, TEXAS

Project Number:
 D13615

Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

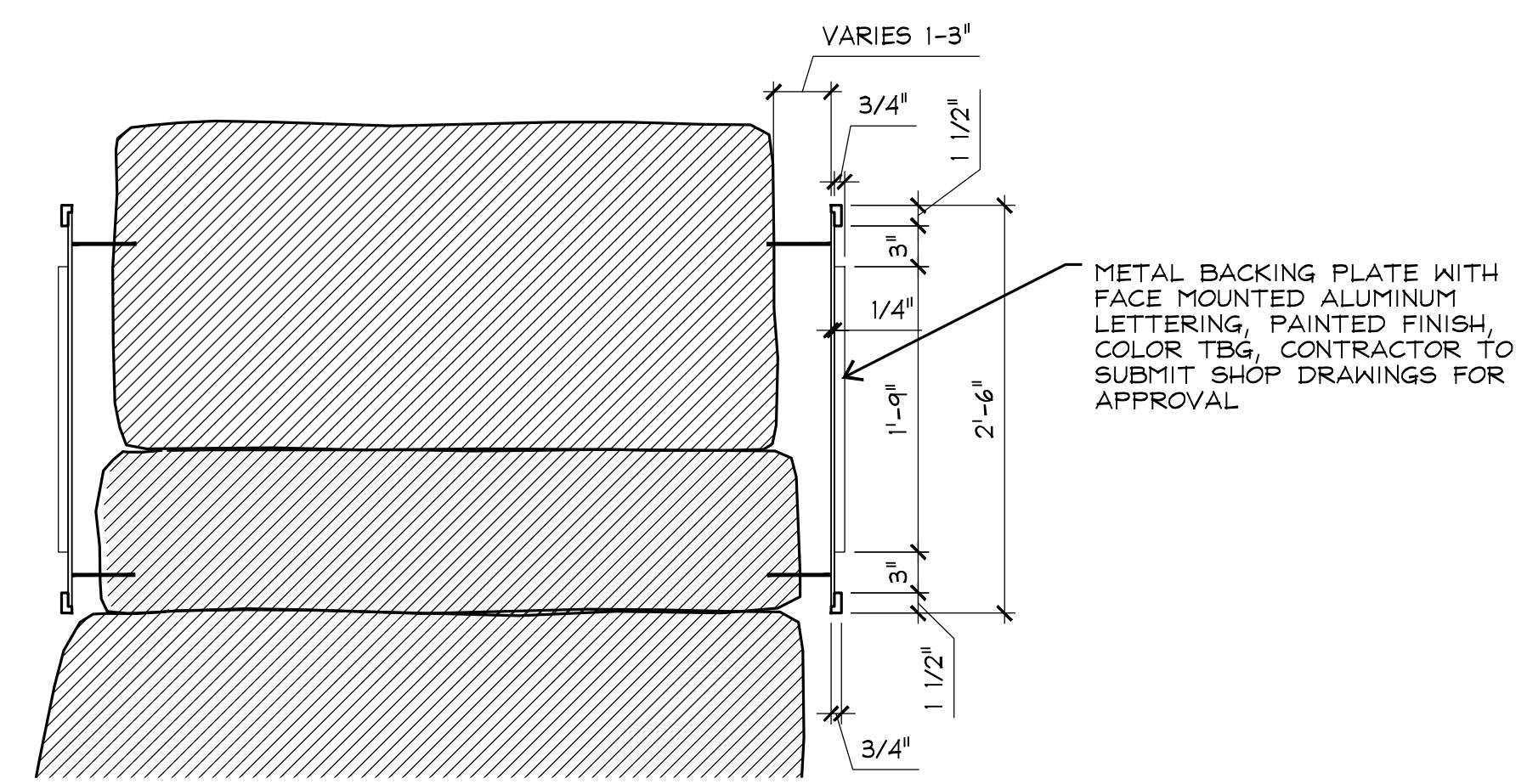
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 AUGUST 12, 2016

Revisions:
 ▲ 2016-11-08 Sign Revision

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 DETAILS**

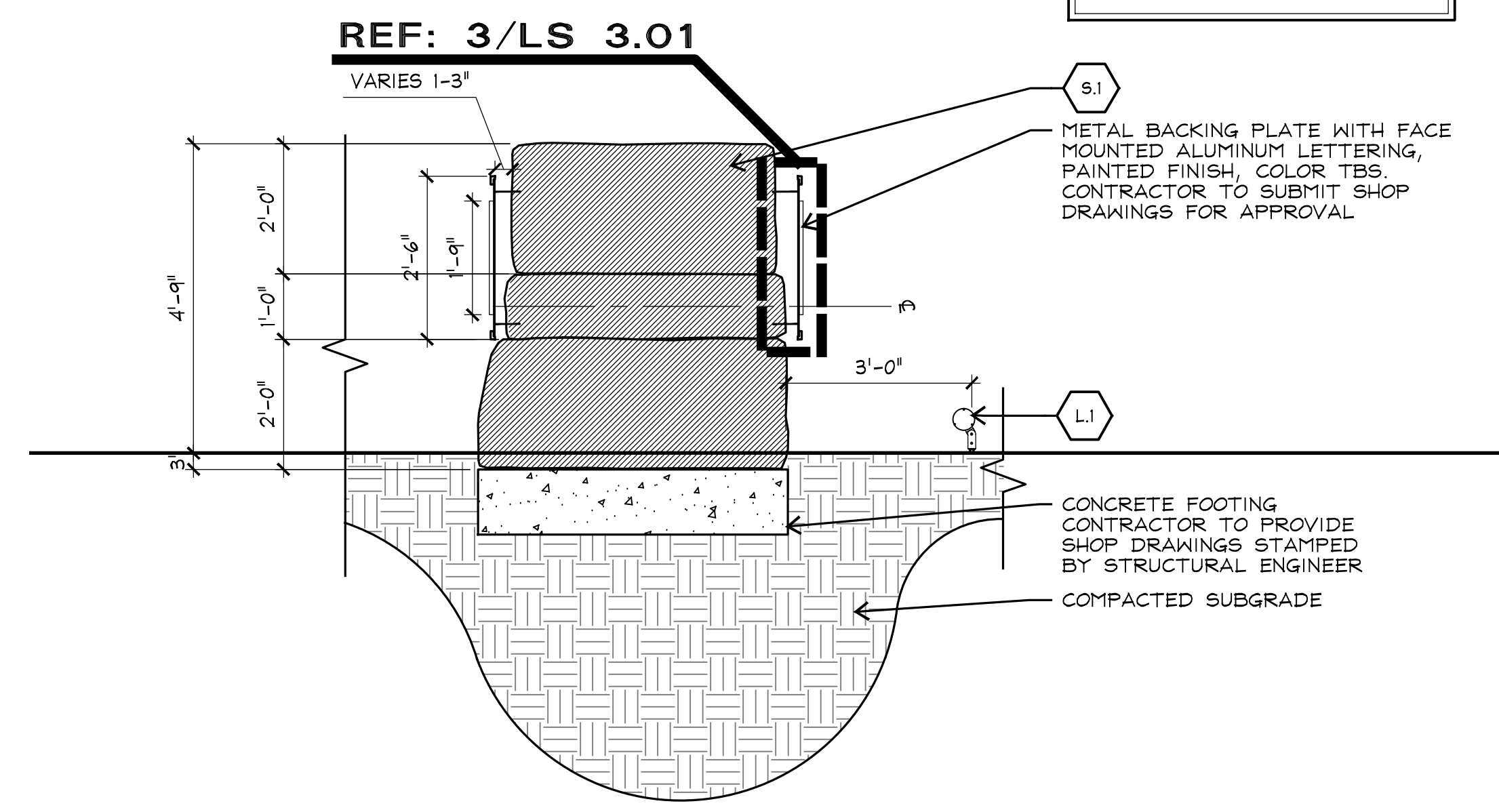
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PROVIDE LETTERING SHOP DRAWING FOR REVIEW AND APPROVAL

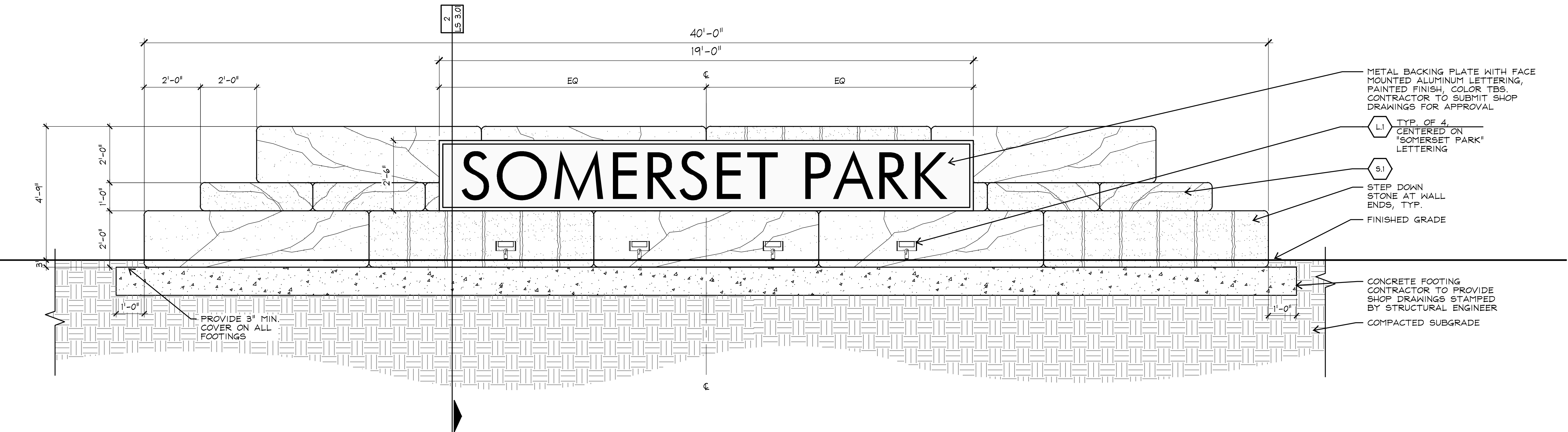


3 ENTRY SIGN
 SECTION SCALE: 1"=1'-0"

PROVIDE LETTERING SHOP DRAWING FOR REVIEW AND APPROVAL



2 ENTRY SIGN
 SECTION SCALE: 1/2"=1'-0"



1 ENTRY SIGN
 SECTION SCALE: 1/2"=1'-0"



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Designed: EG,JD,JM
 Drawn: JM
 Reviewed: JD

Date Issued:
 AUGUST 12, 2016

Revisions:
 1 2016-11-22 Overall Tree Planting Plan

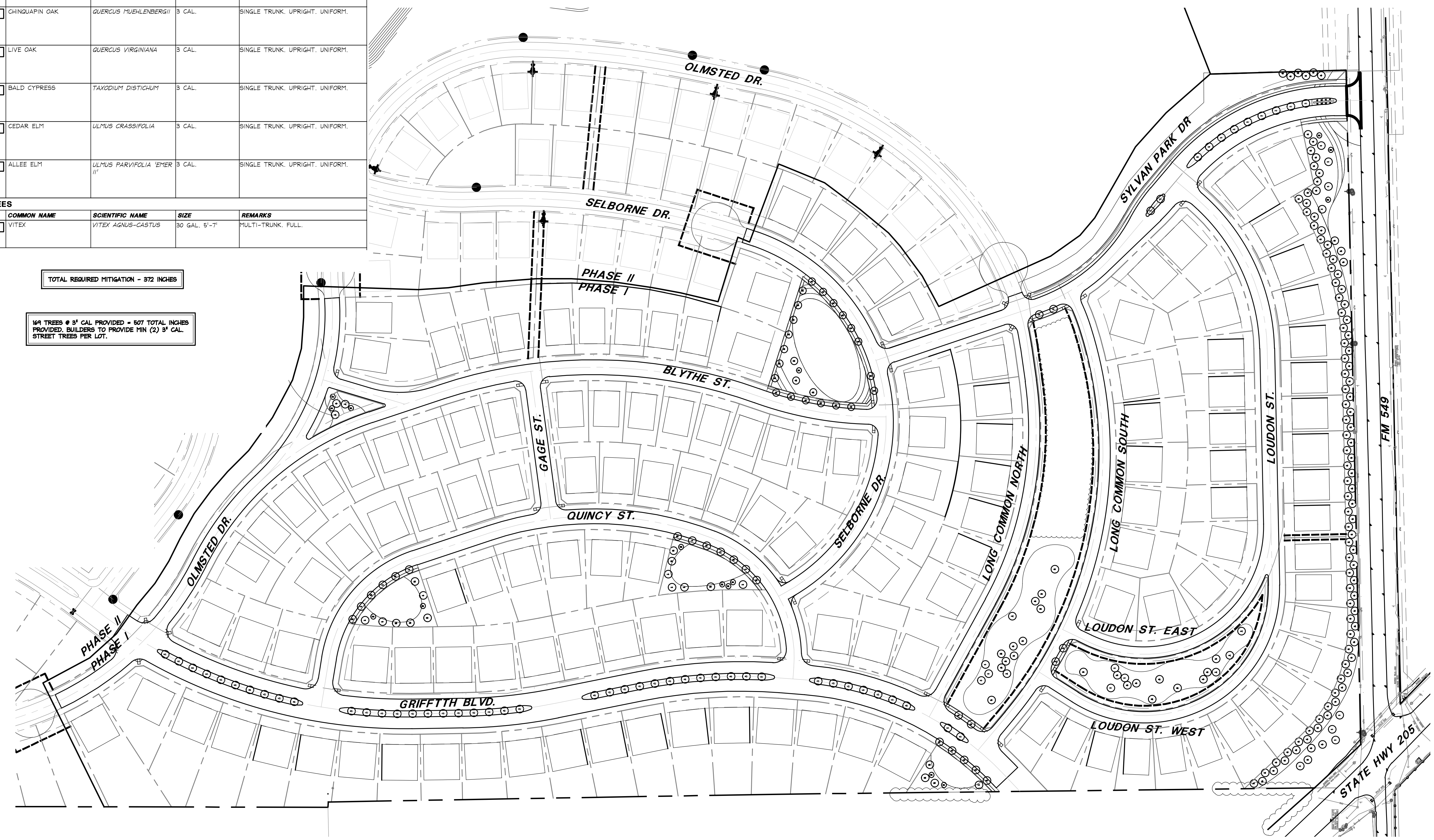
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OVERALL TREE PLANTING PLAN

Sheet Number:
LP 1.00

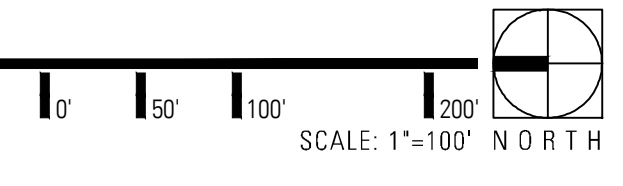
PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	BO	BUR OAK	QUERCUS MACROCARPA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	FPU	URBANITE ASH	FRAXINUS PENNSYLVANICA URBANITE	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	10' HT.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PO	SYCAMORE	PLATANUS OCCIDENTALIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QM	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QV	LIVE OAK	QUERCUS VIRGINIANA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	TD	BALD CYPRESS	TAXODIUM DISTICHUM	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UP	ALLEE ELM	ULMUS PARVIFOLIA 'EMER II'	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	VAC	VITEX	VITEX AGNUS-CASTUS	30 GAL. 6'-7'	MULTI-TRUNK. FULL.

TOTAL REQUIRED MITIGATION = 372 INCHES

164 TREES @ 3' CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3' CAL. STREET TREES PER LOT.

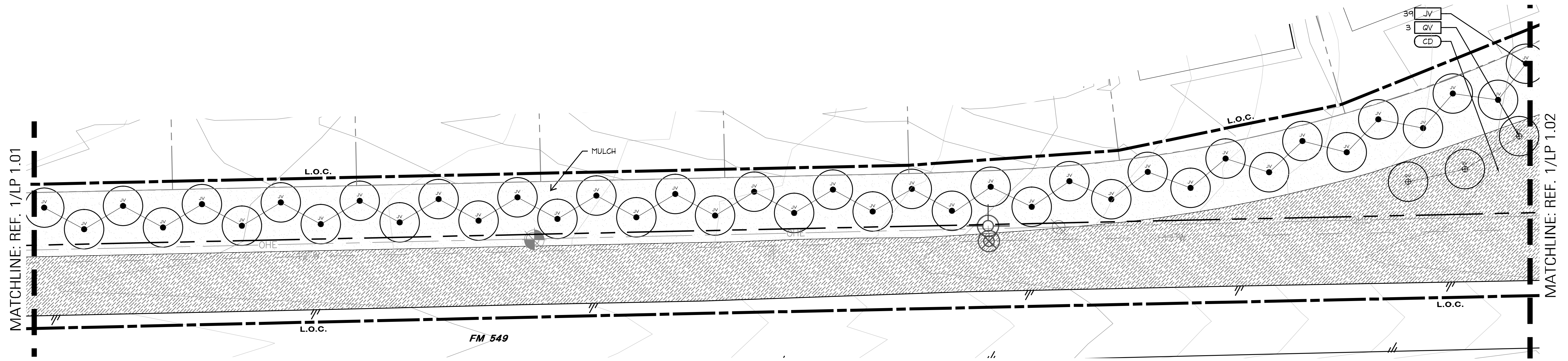


1 Overall Tree Planting Plan
 PLAN

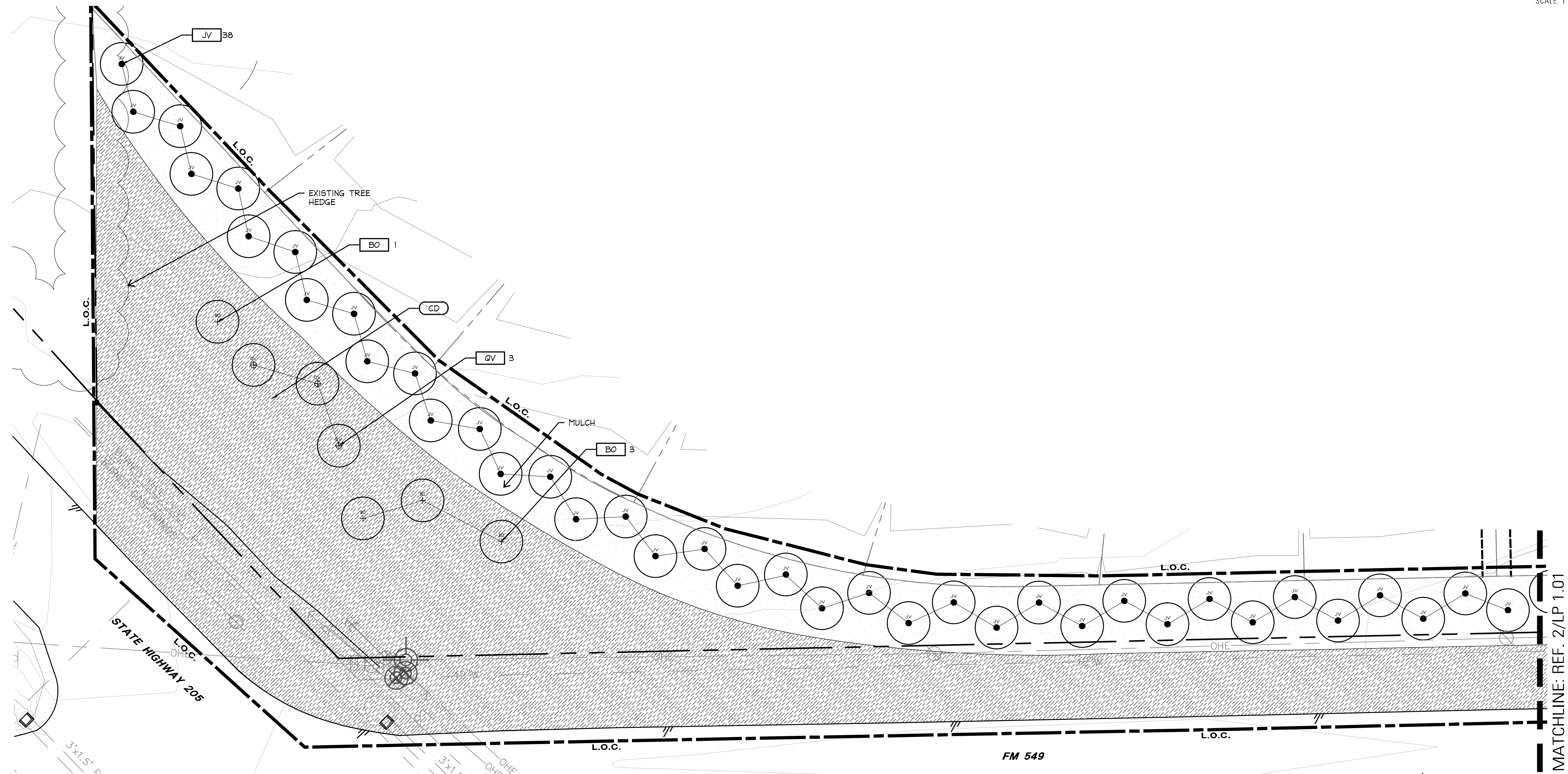


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Z:\Tlog\Lakes of Somerset - P (D13615)\Lakes of Somerset (D15076)\04 CD\Sheets\04-LP-D15076-LP1-01.dwg



2 Planting
PLAN



1 Planting
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Drawn: JM

Reviewed: JD

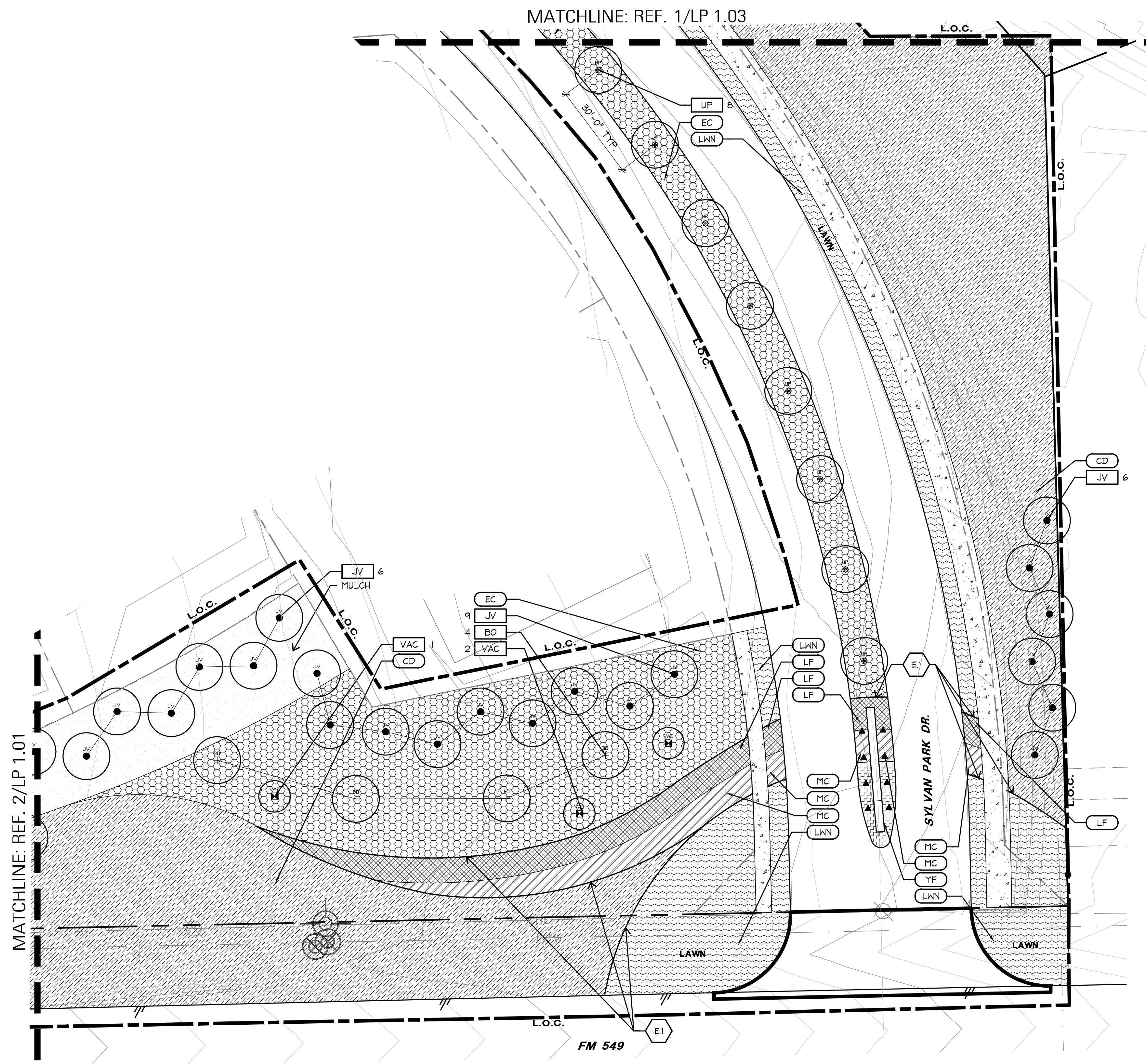
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AUGUST 12, 2016

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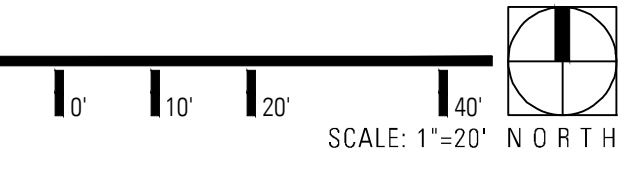
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Sheet Number:
LP 1.01

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1 PLANTING
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MATCHLINE: REF. 1/LP 1.03

MATCHLINE: REF. 2/LP 1.01



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Reviewed: JD

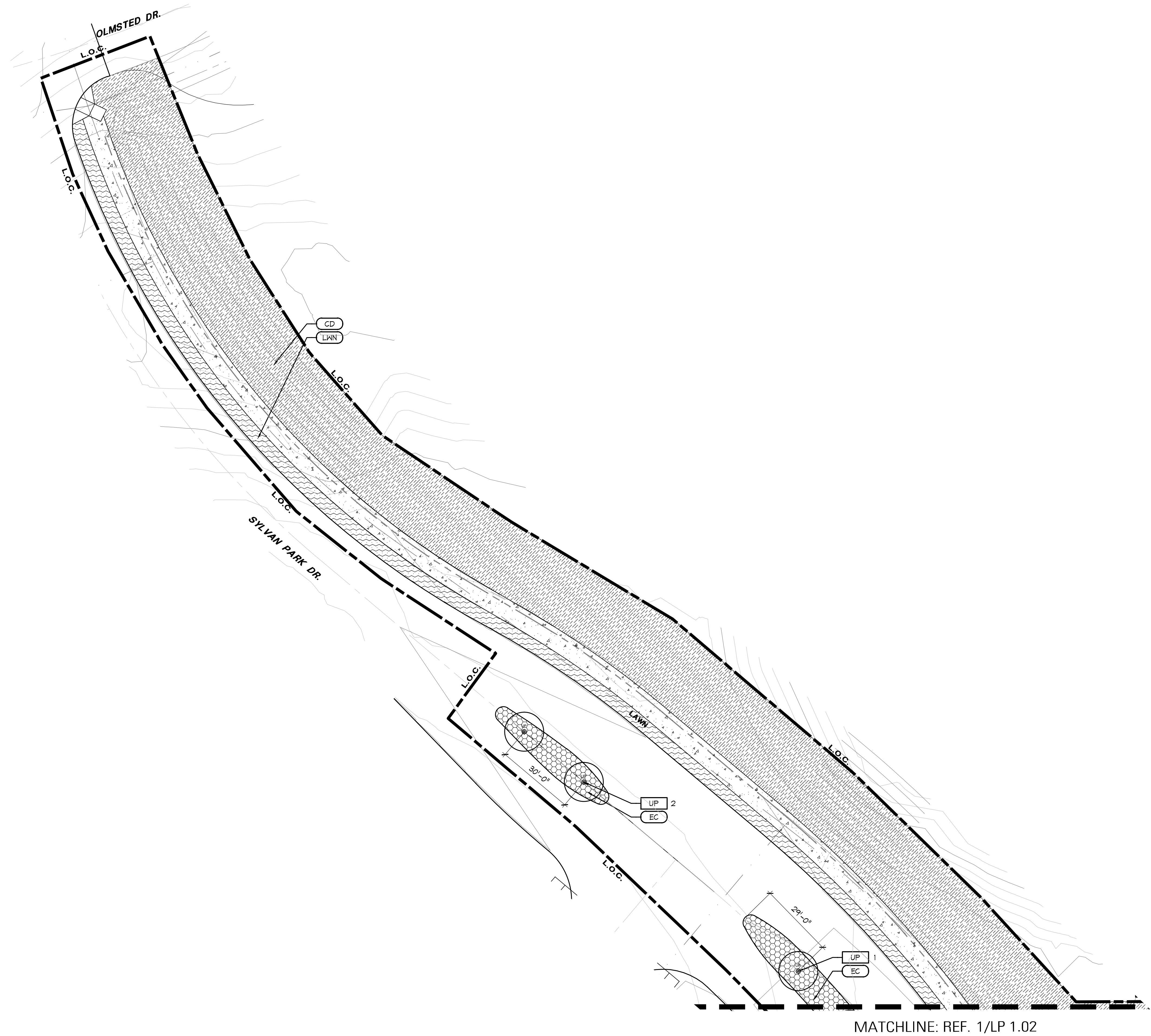
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Sheet Title:
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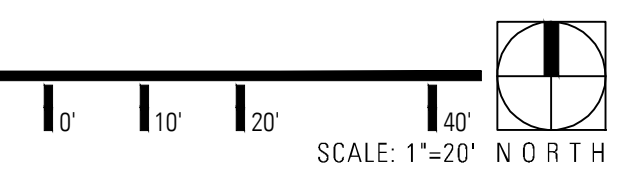
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1 PLANTING
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MATCHLINE: REF. 1/LP 1.02



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Drawn: JM
Reviewed: JD

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Sheet Title:
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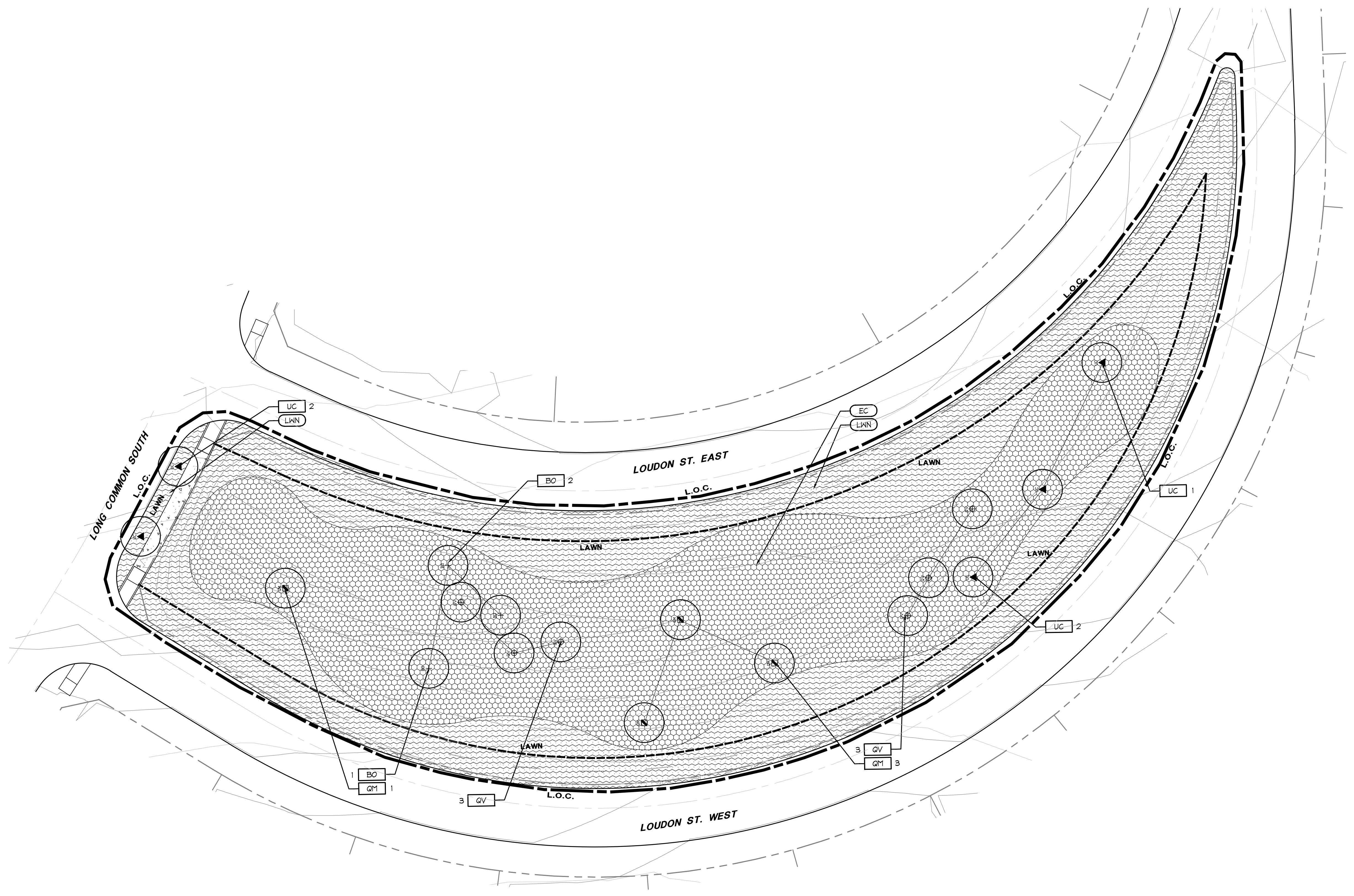
Designed: EG,JD,JM
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 Reviewed: JD

Date Issued:
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Sheet Title:
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Sheet Number:
LP 1.04



1 PLANTING
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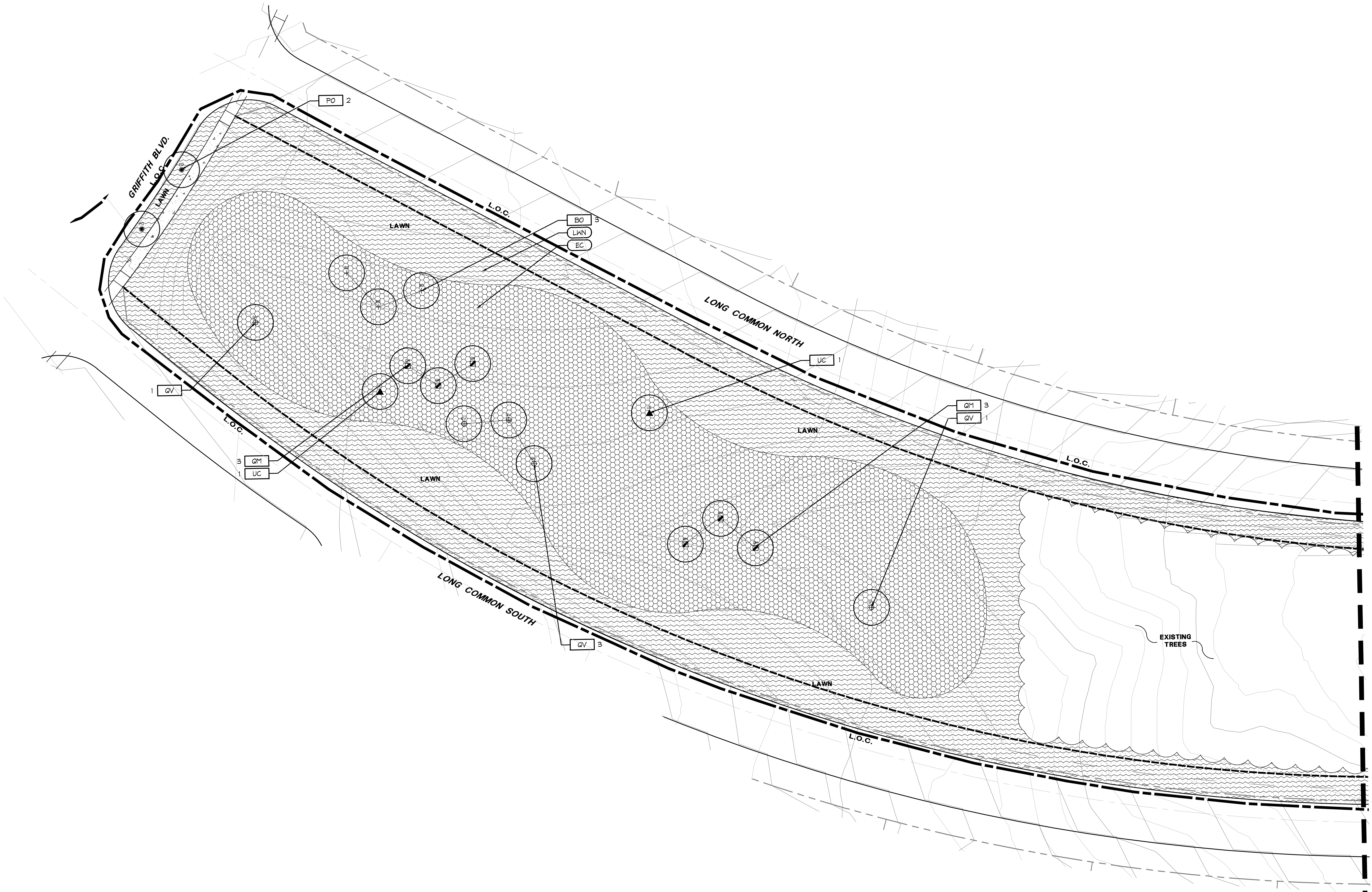
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 Drawn: JM
 Reviewed: JD

Date Issued:
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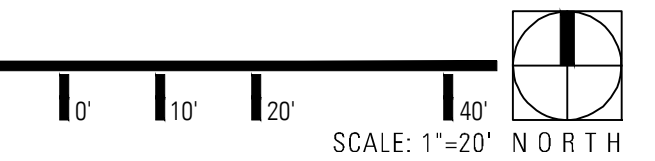
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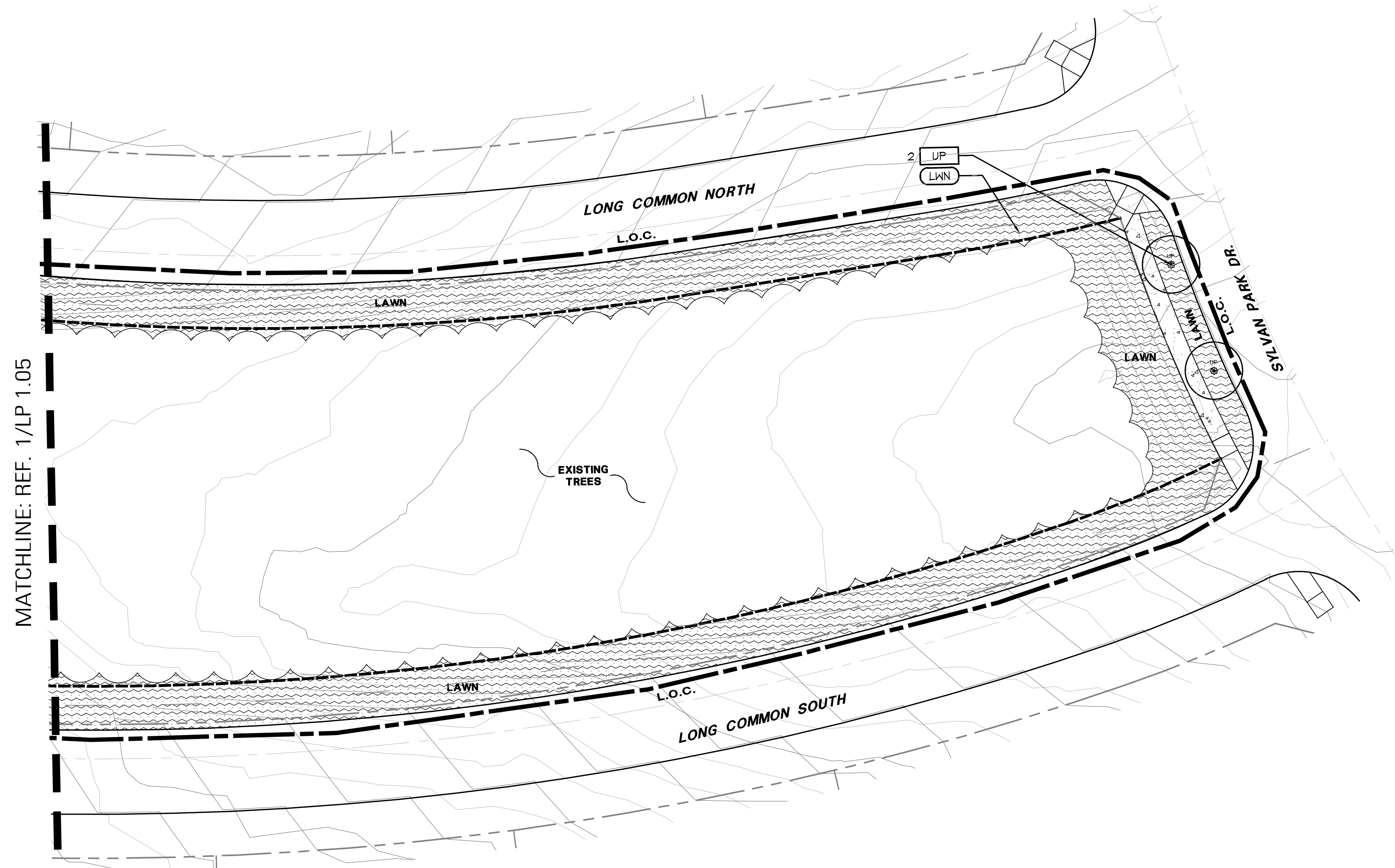
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1 PLANTING
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Drawn: JM

Reviewed: JD

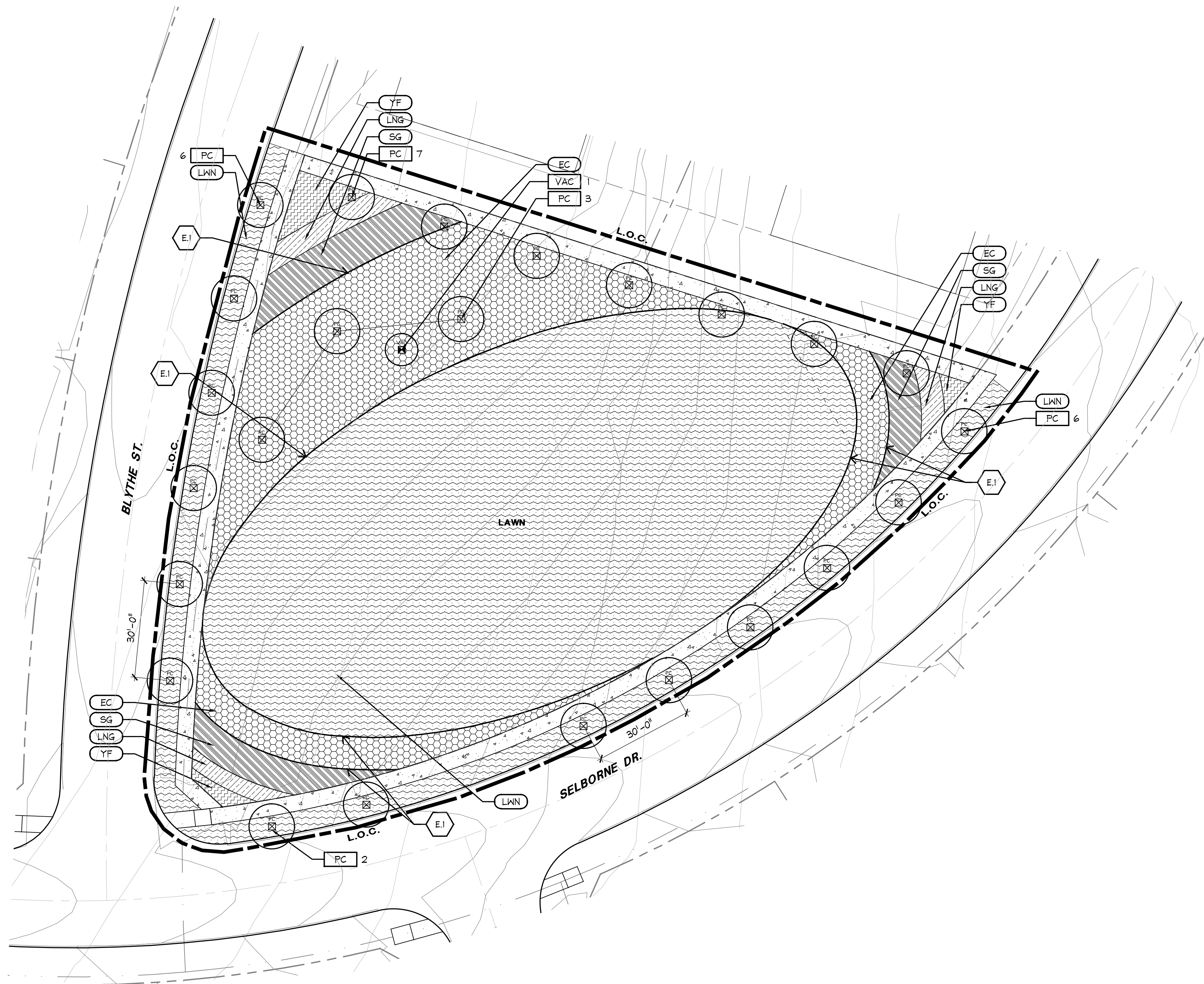
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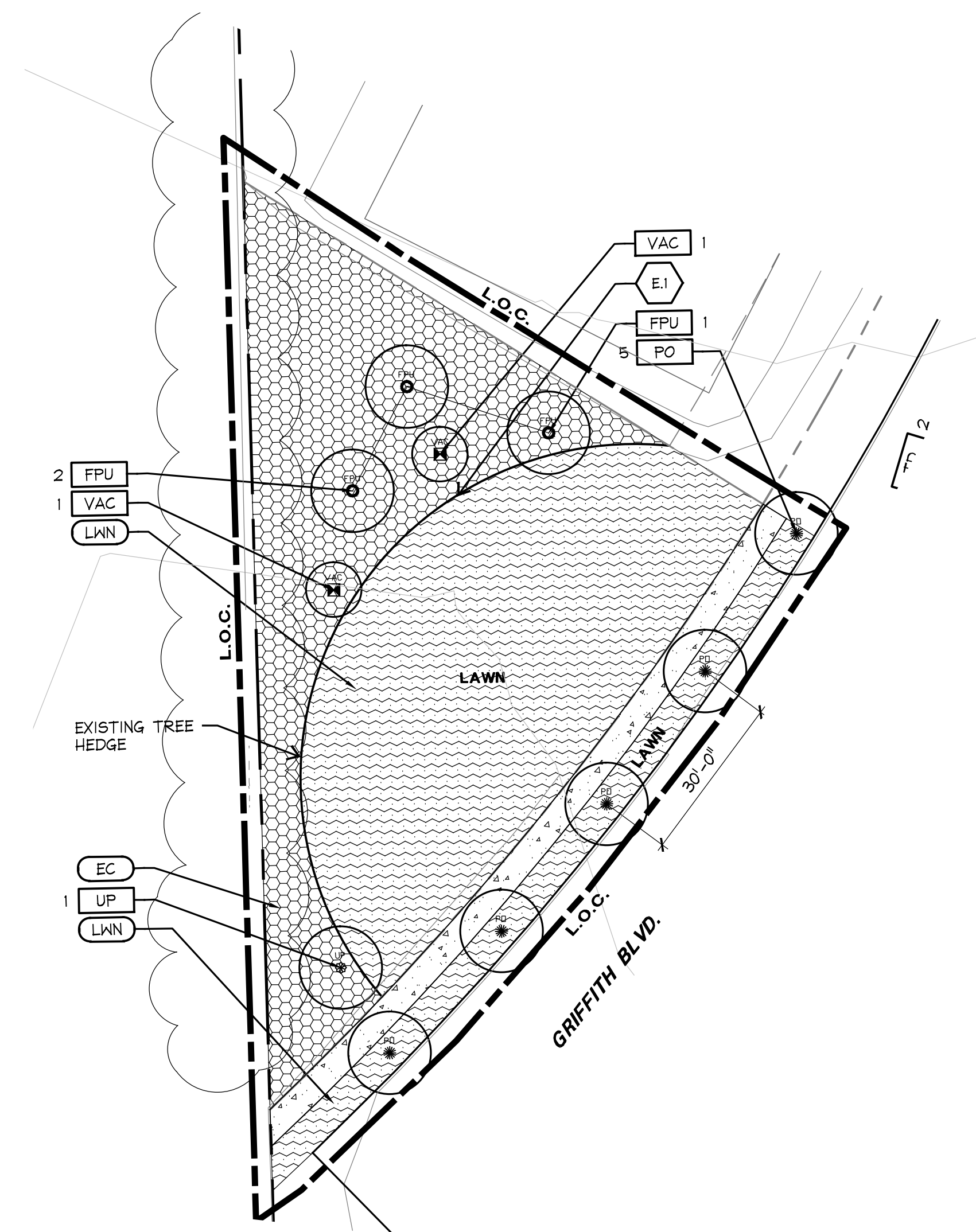
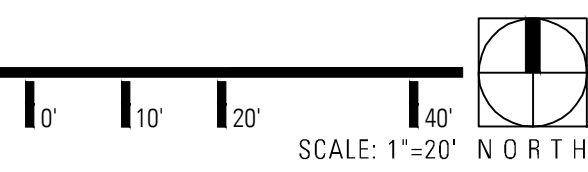
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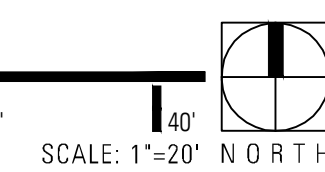
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2 PLANTING
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Drawn: JM

Reviewed: JD

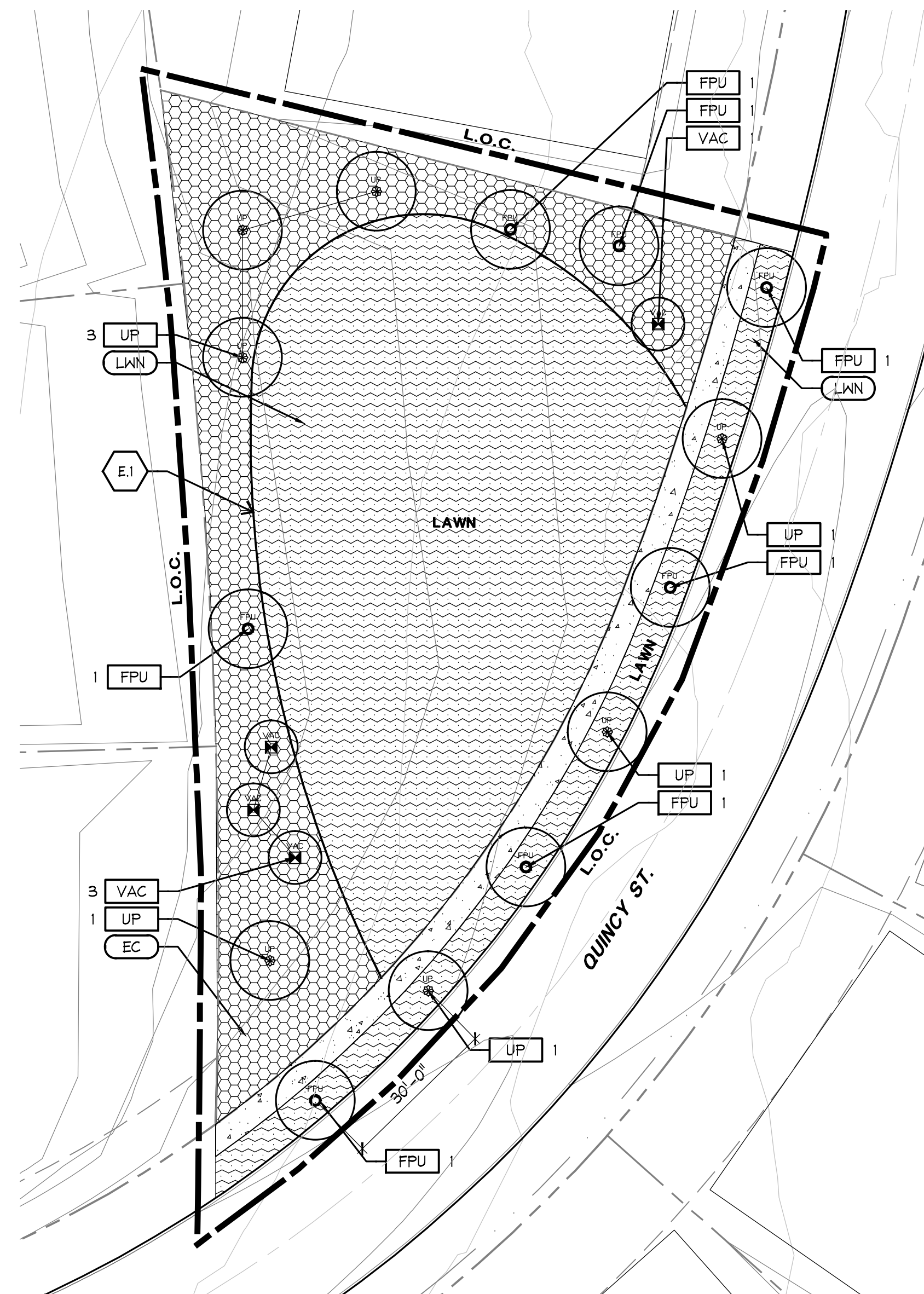
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1 PLANTING

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SCALE: 1"=20' N O R T H



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Drawn: JM

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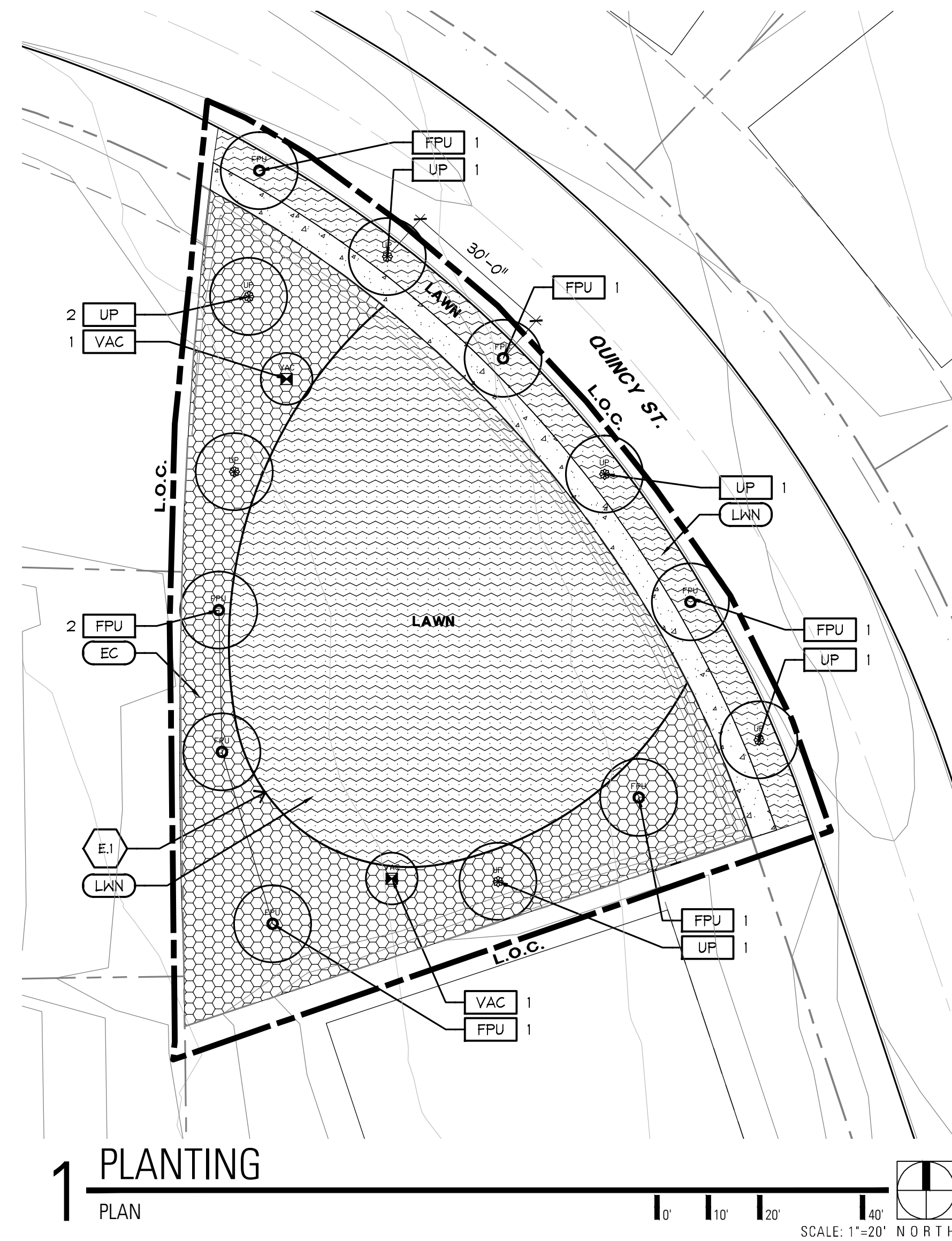
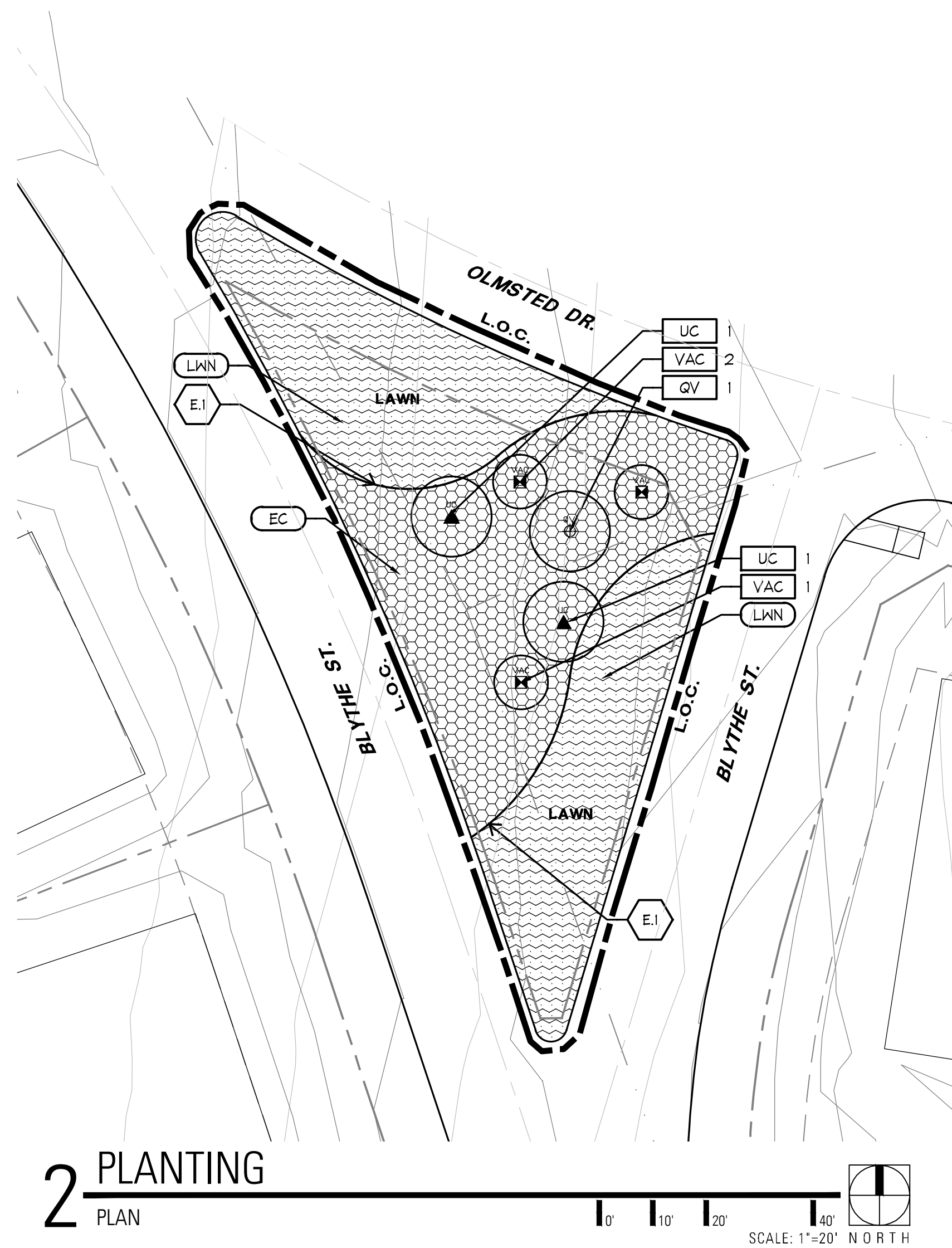
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Drawn: JM
Reviewed: JD

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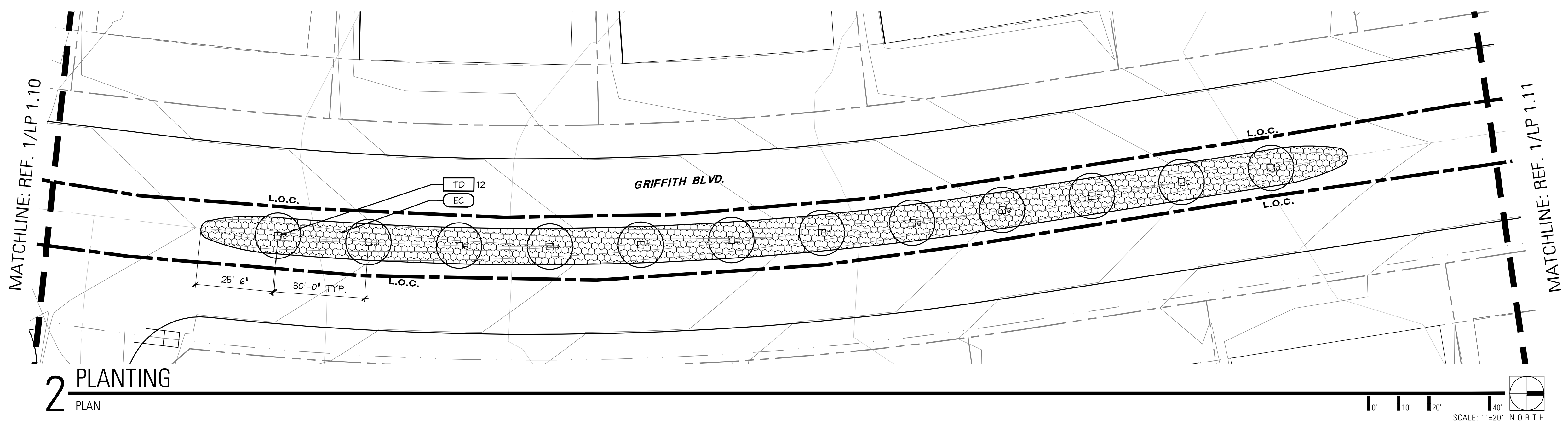
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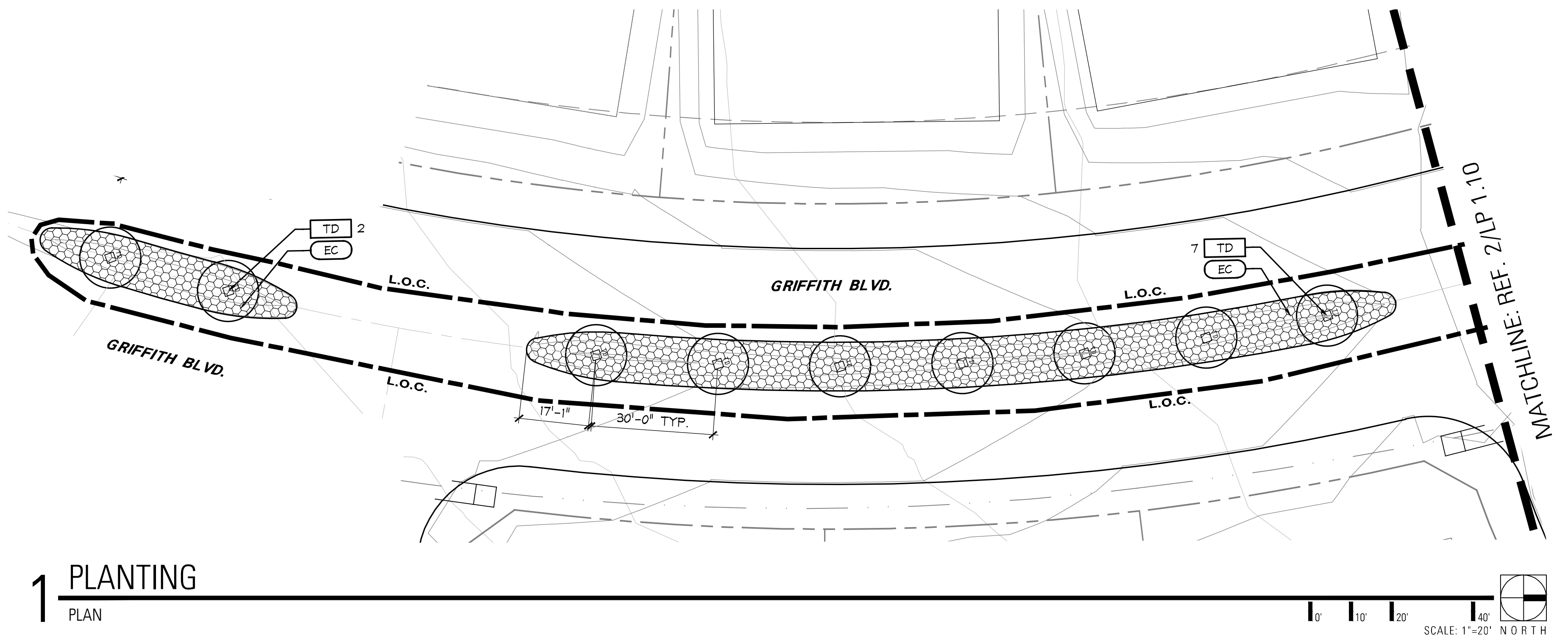
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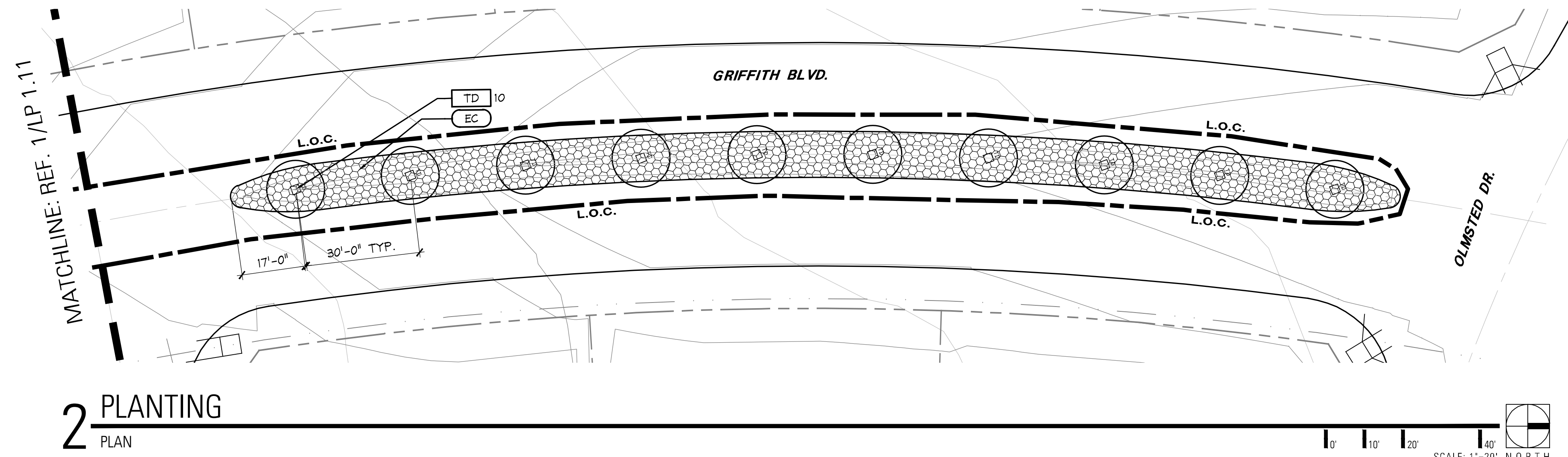


2 PLANTING
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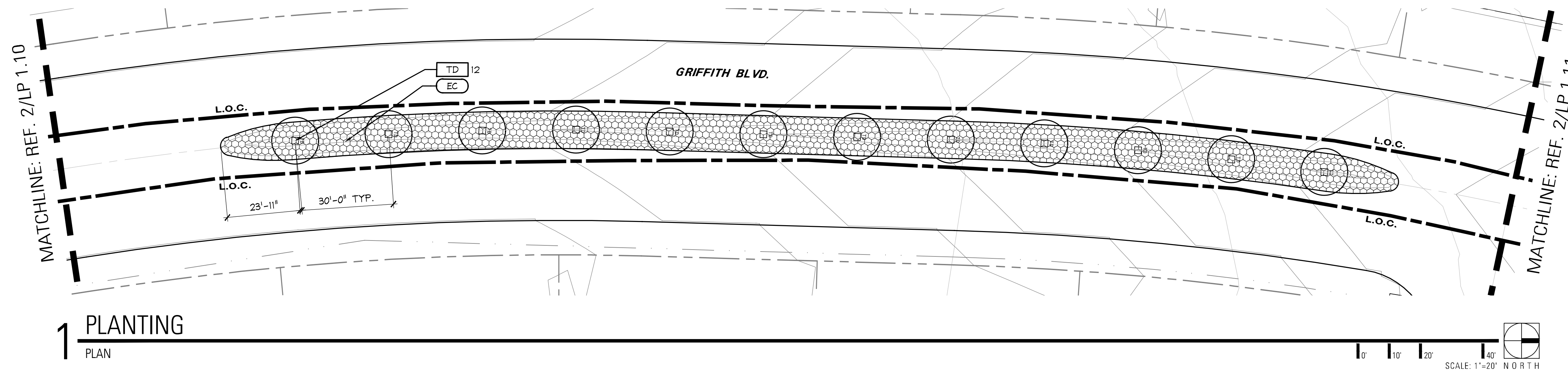


1 PLANTING
 PLAN

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2 PLANTING PLAN



1 PLANTING PLAN



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Revisions:

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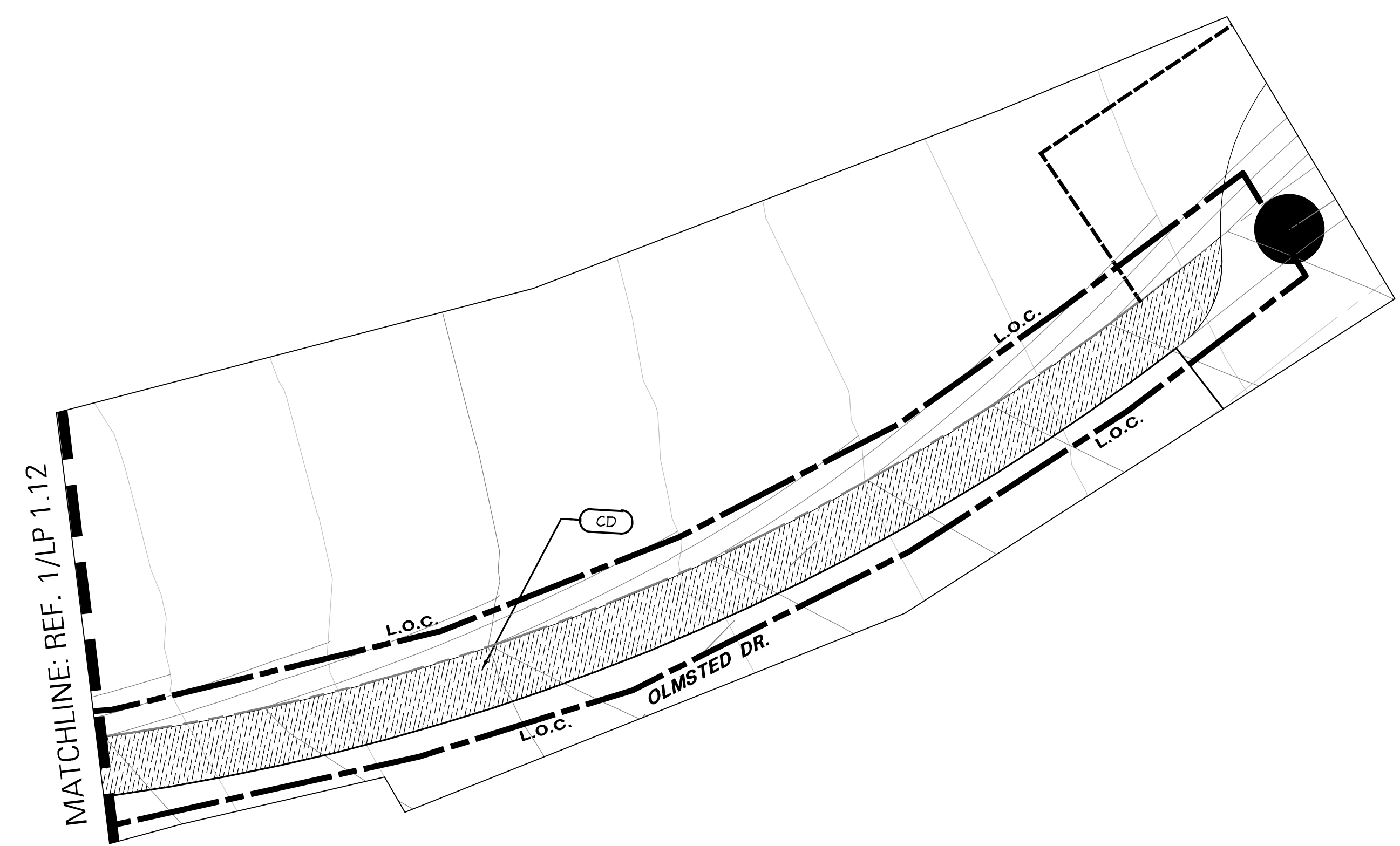
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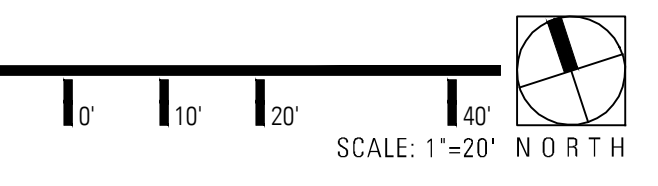
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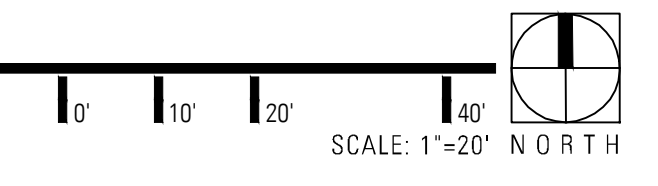
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2 PLANTING
 PLAN



1 PLANTING
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Project Number:
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Designed: EG,JD,JM

Drawn: JM

Reviewed: JD

Date Issued:
 AUGUST 12, 2016

Revisions:

Sheet Title:
PLANTING MATERIAL

Sheet Number:
LP 2.01

PLANT LIST

SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	BO	BUR OAK	GUERCUS MACROCARPA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	FPU	URBANITE ASH	FRAXINUS PENNSYLVANICA URBANITE	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	10' HT.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PO	SYCAMORE	PLATANUS OCCIDENTALIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QM	CHINQUAPIN OAK	GUERCUS MUEHLENBERGII	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QV	LIVE OAK	GUERCUS VIRGINIANA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	TD	BALD CYPRESS	TAXODIUM DISTICHUM	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UP	ALLEE ELM	ULMUS PARVIFOLIA 'EMER 11'	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.

ORNAMENTAL TREES

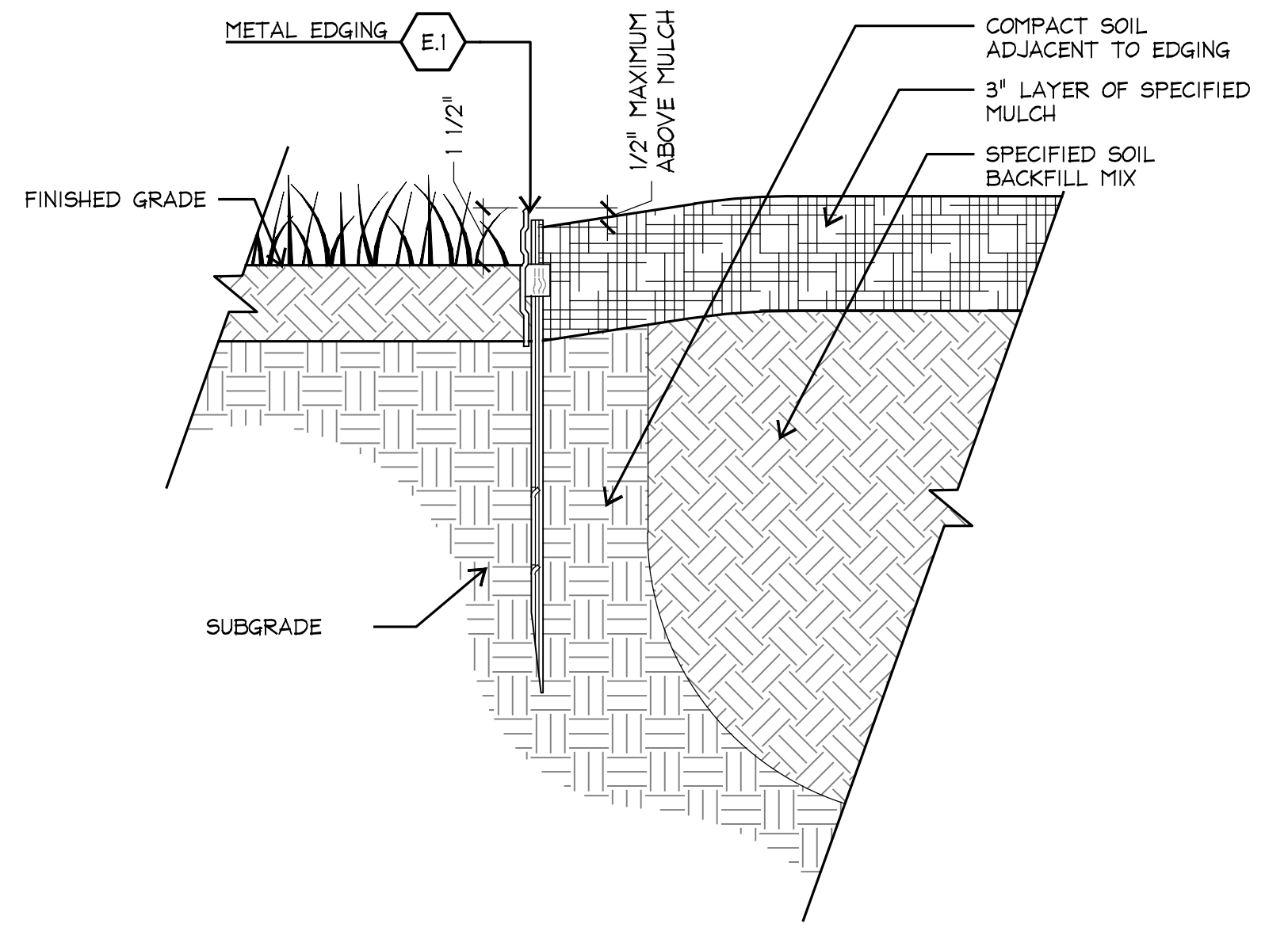
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	VAC	VITEX	VITEX AGNUS-CASTUS	30 GAL. 5'-7'	MULTI-TRUNK. FULL.

PERENNIALS, GROUNDCOVERS, AND ANNUALS

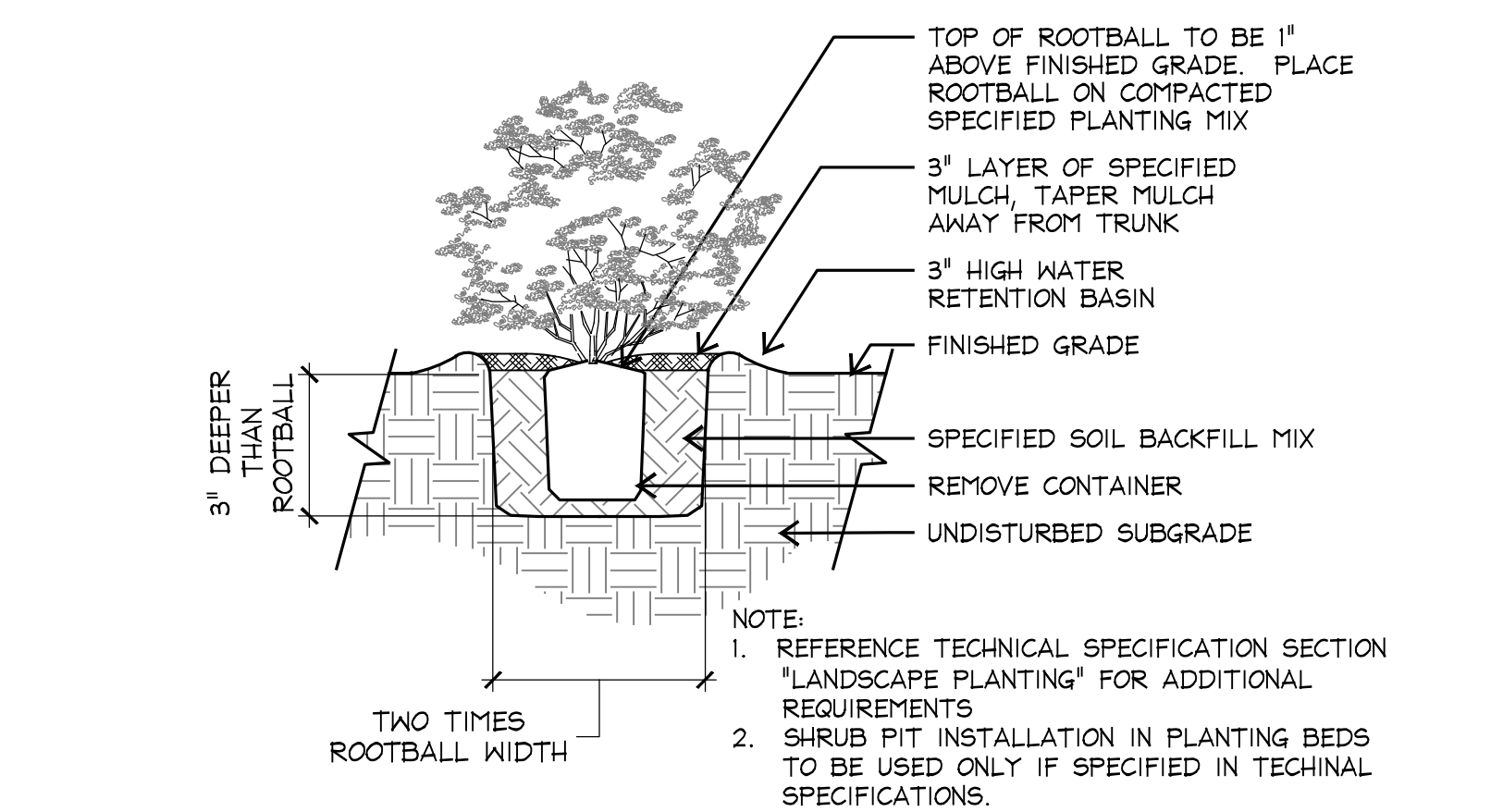
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	3 GAL. 36" O.C.	DENSE. UNIFORM.
	LNG	NEW GOLD LANTANA	LANTANA X 'NEW GOLD'	3 GAL. 18" O.C.	DENSE. UNIFORM.
	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL. 24" O.C.	DENSE. UNIFORM.
	SG	LIPSTICK AUTUMN SAGE	SALVIA GREGGII 'LIPSTICK'	3 GAL. 24" O.C.	DENSE. UNIFORM.
	YF	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GAL. 18" O.C.	DENSE. UNIFORM.

TURF GRASS AND SEED MIXES

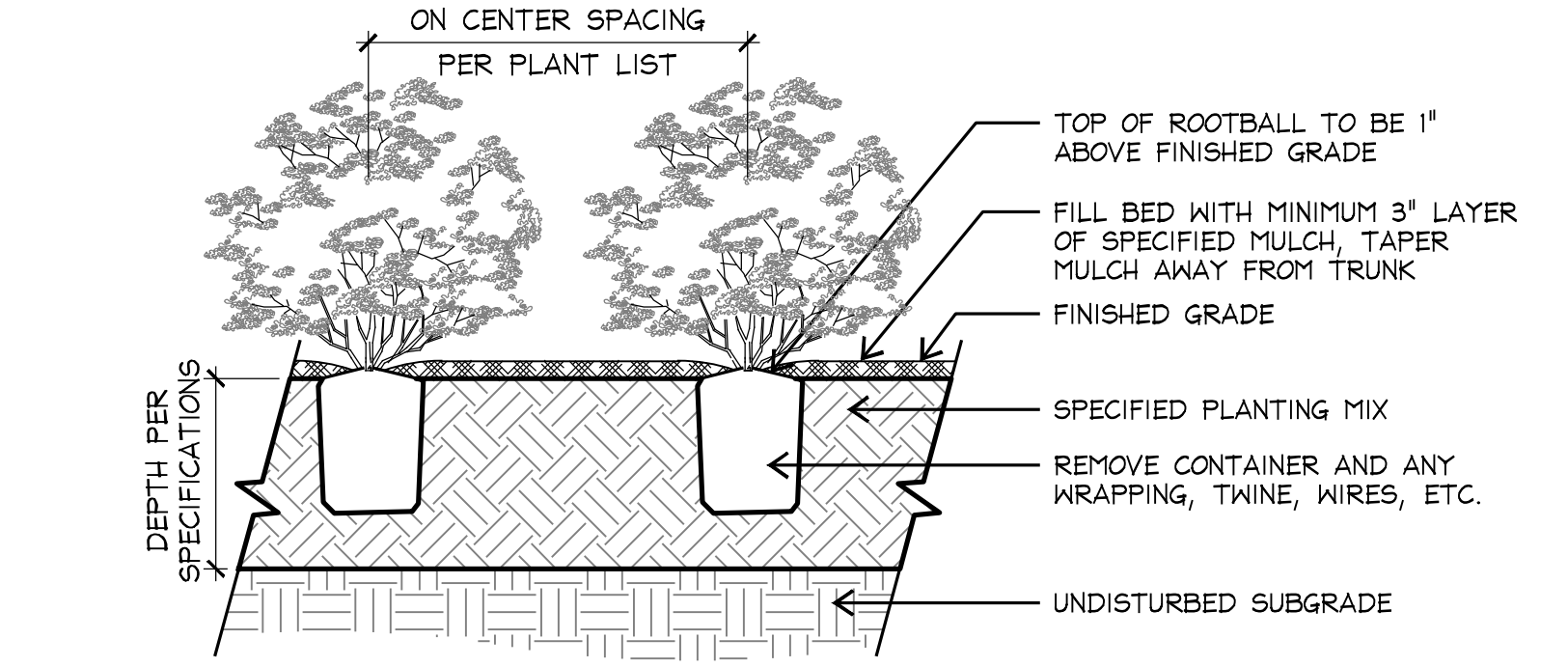
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CD	GIANT BERMUDA	CYNODON DACTYLON	HYDROSEED	HYDROSEED
	EC	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	HYDROSEED	HYDROSEED
	LWN	COMMON BERMUDA	CYNODON DACTYLON	HYDROSEED	HYDROSEED



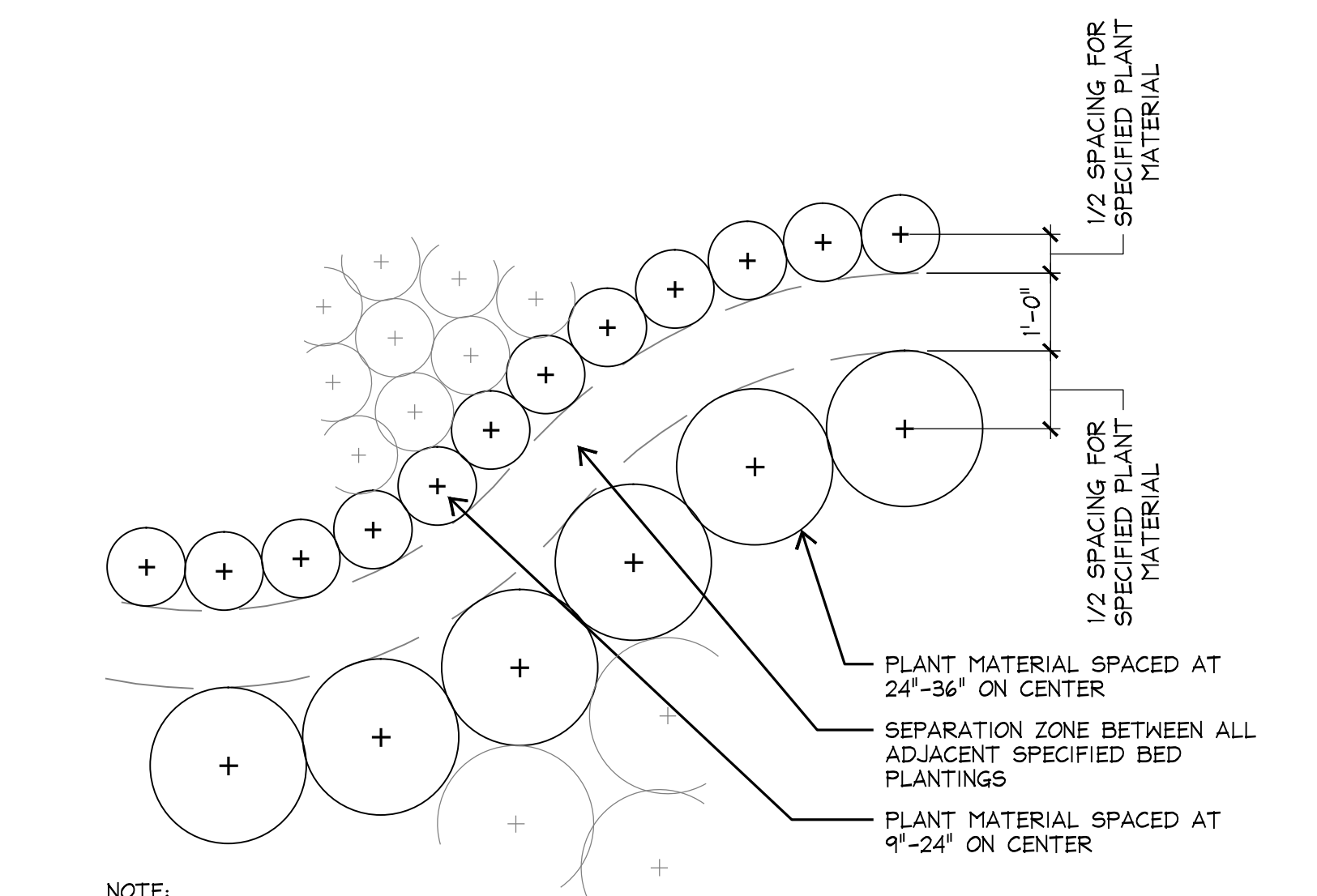
6 METAL EDGING AT PLANTING & LAWN
 PLAN SCALE: 3"=1'-0"



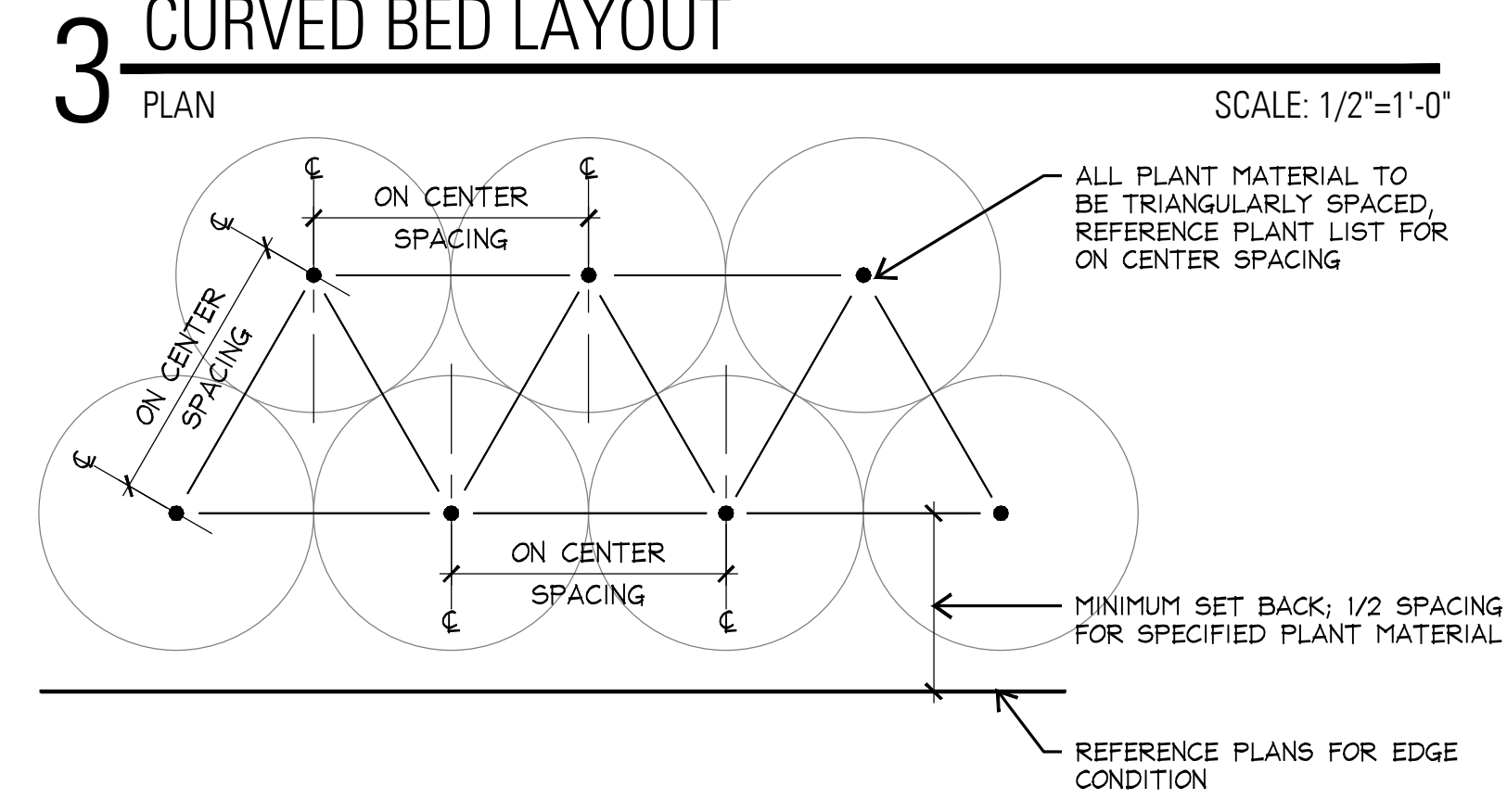
5 SHRUB PIT PLANTING
 SECTIONS SCALE: 3/8"=1'-0"



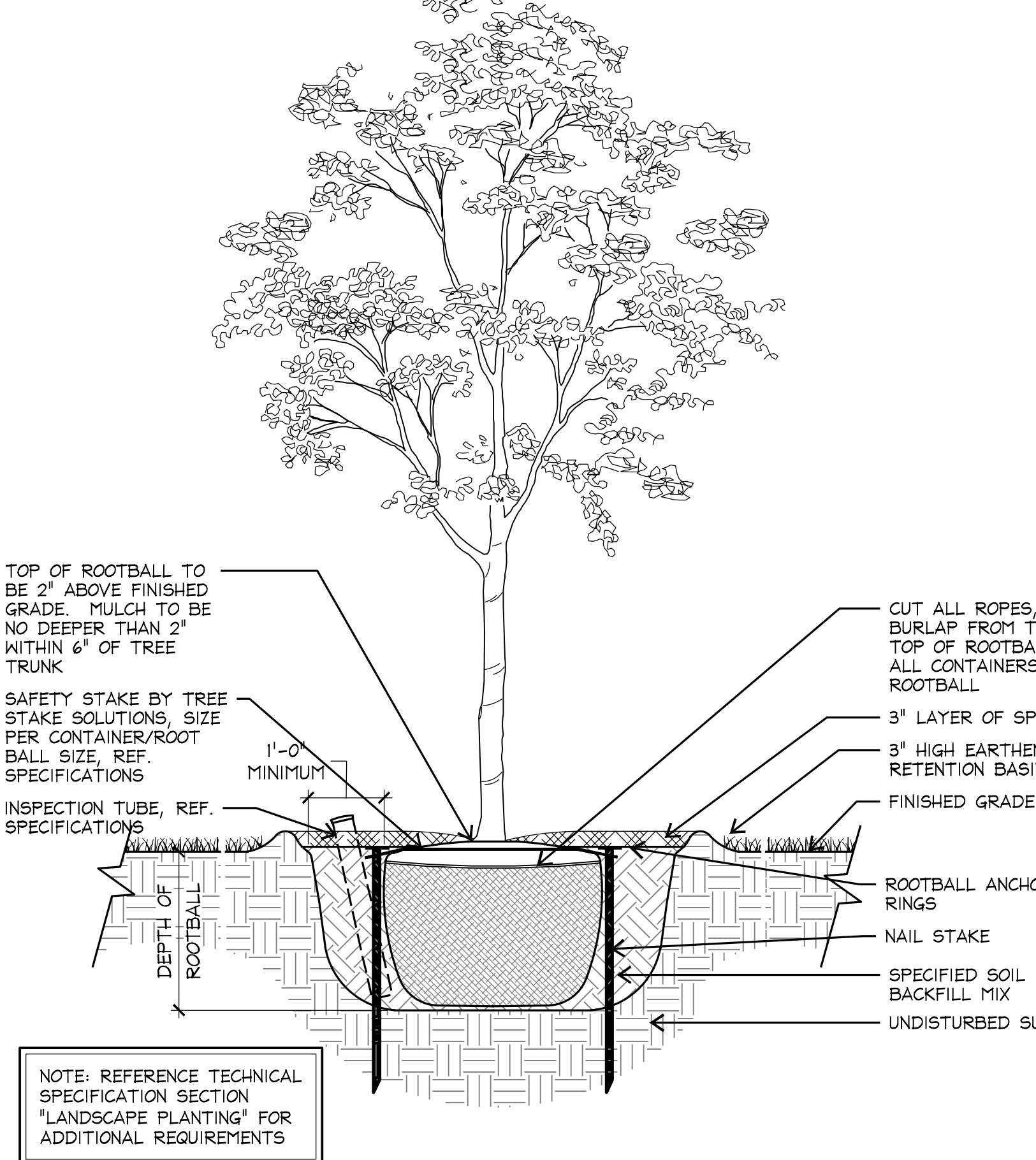
4 SHRUB BED PLANTING
 SECTIONS SCALE: 3/8"=1'-0"



3 CURVED BED LAYOUT
 PLAN SCALE: 1/2"=1'-0"



2 PLANT SPACING DIAGRAM
 PLAN SCALE: 1/2"=1'-0"



1 TREE PLANTING - STANDARD TRUNK
 SECTION SCALE: 1/2"=1'-0"

164 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.

Z:\Tag\Lakes of Somerset - P (013615)\Lakes of Somerset (015076)\04 CD\Sheets\04-LP LP2-01.dwg

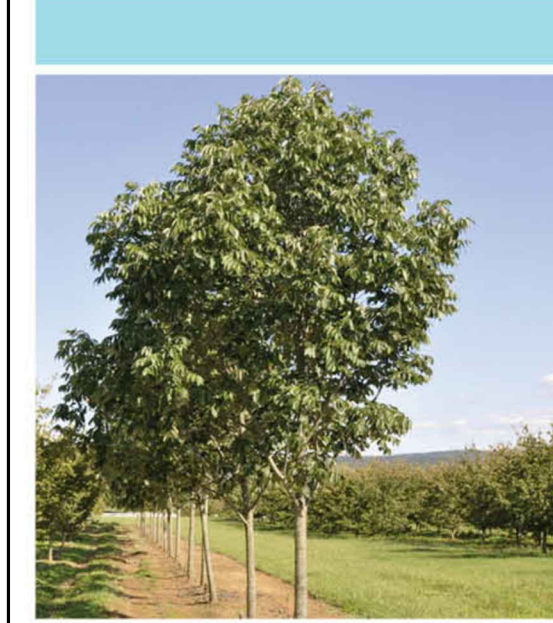


1 STREET TREE GUIDELINE

PLAN

NOT TO SCALE
NORTH

STREET TREES



URBANITE ASH



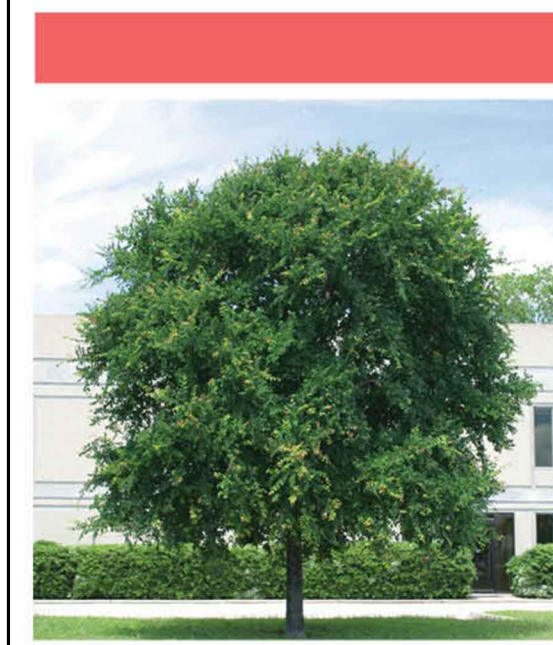
PRINCETON ELM



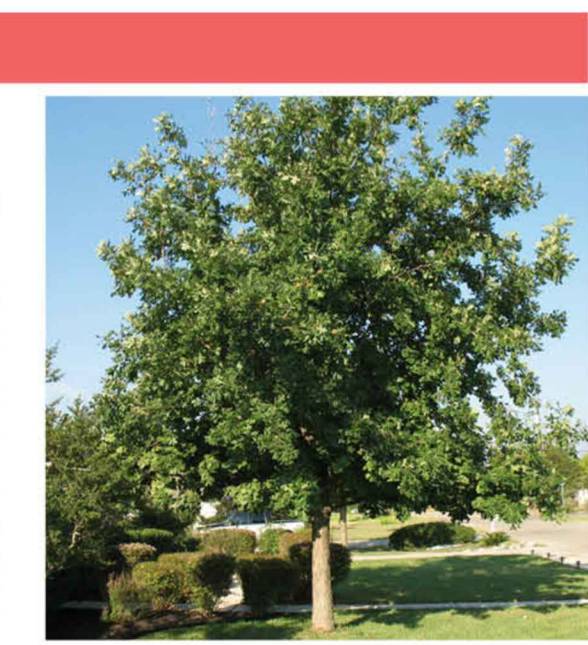
ALLEE ELM



LACEBARK ELM



CEDAR ELM



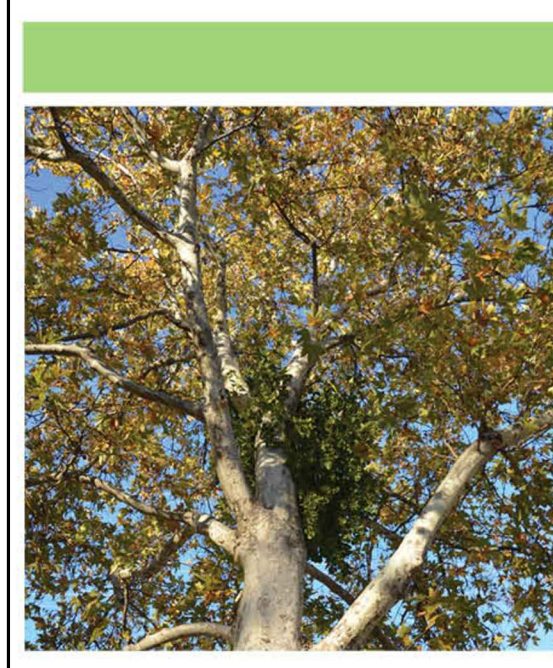
BUR OAK



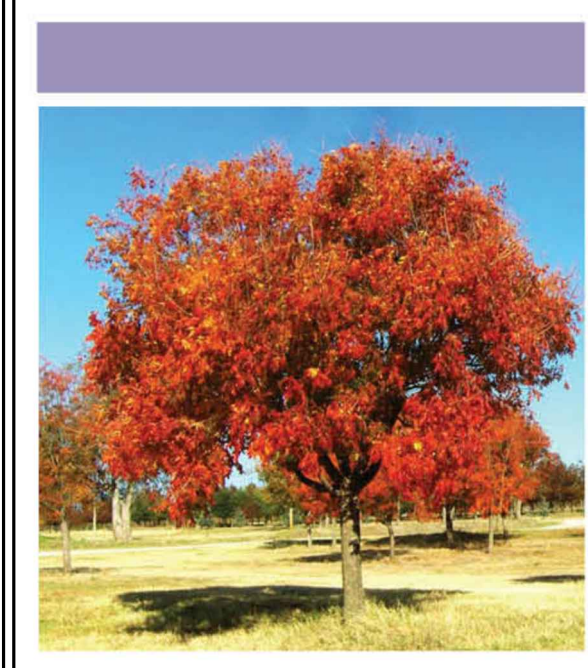
CHINQUAPIN OAK



LIVE OAK



SYCAMORE



CHINESE PISTACHE



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Project:
SOMERSET PARK

ARCADIA REALTY
ROCKWALL, TEXAS

Project Number:
D13615

Designed: EG,JD,JM
Drawn: JM
Reviewed: JD

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STREET TREE GUIDELINE

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